



Declaration ID: 20260107979911
Status: Closing Completed
Document No.: Not Recorded

17

State/County Stamp: Not Issued
DocId:8191784
Tx:4173933



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



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 620 PALESTINE

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

CHESTER 62233-0000
City or village ZIP

T7S R7W
Township

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

18-115-012-00	0.96	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):

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 5,000.00
3 Senior Citizens Assessment Freeze 2,465.00

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	32,500.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20260107979911
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026000215

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			32,500.00
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			32,500.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			65.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			32.50
20	County tax stamps — multiply Line 18 by 0.25.	20			16.25
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			48.75

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

ATTACHED

17-13-277-024

Step 4: Complete the requested information.

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

Seller Information

CATHERINE J HANGER

Seller's or trustee's name

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

OPDYKE STREET

Street address (after sale)

CHESTER

City

IL

State

62233-0000

ZIP

618-559-9407

Seller's daytime phone

Phone extension

USA

Country

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

Buyer Information

ROBERT P. FLEMING

Buyer's or trustee's name

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

7 GREENBRIAR LN

Street address (after sale)

CHESTER

City

IL

State

62233-1412

ZIP

618-559-9407

Buyer's daytime phone

Phone extension

USA

Country

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

Mail tax bill to:

ROBERT P. FLEMING

Name or company

7 GREENBRIAR LN

Street address

CHESTER

City

IL

State

62233-1412

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)



Declaration ID: 20260107979911
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R00215

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

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

Land 10,480
Buildings 10,695
Total 21,175

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

M34

Legal Description

Part of the Southeast Quarter of the Northeast Quarter of Section 13, Township 7 South, Range 7 West of the Third Principal Meridian, Randolph County, Illinois, described as follows:

Beginning at the Southwest corner of the Southeast Quarter of the Northeast Quarter of Section 13, Township 7 South, Range 7 West of the Third Principal Meridian, Randolph County, Illinois; thence North 268 feet to the point of beginning of the land herein conveyed; thence East 150 feet; thence North 44 feet; thence West 150 feet; to the Section line; thence South 44 feet to the place of beginning.

Part of the Southeast Quarter of Northeast Quarter of Section 13, Township 7 South, Range 7 West of the Third Principal Meridian, Randolph County, Illinois, described as follows, to-wit: Beginning at the Southwest corner of the Southeast Quarter of the Northeast Quarter of Section 13; thence North 224 feet to the point of beginning of the land herein described; thence East 150 feet; thence North 88 feet; thence West 150 feet to the section line; thence South 88 feet to the place of beginning.

Lots 27, 28, 29 and 30 in Smith's Subdivision of part of Lot 45, Swanwick's Addition to the City of Chester, and of part of the Southeast Quarter of the Northeast Quarter of Section 13, Township 7 South, Range 7 West of the Third Principal Meridian, Randolph County, Illinois, as shown by plat recorded September 17, 1940 in Plat Book "G", Page 39, 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.

Prior Deed: 2022R02977

Permanent Parcel No.: 18-115-012-00 (17-13-277-024)

Property Address: 620 Palestine Road, Chester, IL 62233



DocId:8191838

Tx:4173972
RECORDED

01/23/2026 08:46 AM Pages: 2



PTAX-203

Illinois Real Estate
Transfer Declaration

Step 1: Identify the property and sale information.

1 1407 ALLENDALE

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

CHESTER

62233-0000

City or village

ZIP

T7S R7W

Township

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

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

18-070-006-00

50' x 200'

Sq. Feet

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument:

1/9/2026

Date

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

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

Current Intended

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

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	90.00
COUNTY STAMP FEE	45.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66

Total: 215.00

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

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

10 Identify only the items that apply to this sale.

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11	90,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20251207961212

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R00241

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			90,000.00
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			90,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			180.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			90.00
20	County tax stamps — multiply Line 18 by 0.25.	20			45.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			135.00

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

PART OF BLOCK 67, SWANWICK'S ADDITION TO THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED NOVEMBER 4, 2847 IN PLAT BOOK "A" AT PAGE 71 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID BLOCK 67; THENCE NORTH 45 DEGREES EAST ALONG ALLENDALE STREET 100 FEET TO A POINT WHICH IS THE BEGINNING POINT OF THE LAND HEREIN DESCRIBED; THENCE NORTH 45 DEGREES EAST ALONG SAID ALLENDALE STREET 50 FEET; THENCE NORTH 45 DEGREES WEST PARALLEL WITH GERMAN STREET 200 FEET; THENCE SOUTH 45 DEGREES WEST 50 FEET; THENCE SOUTH 45 DEGREES EAST 200 FEET TO THE PLACE OF BEGINNING.

17-13-401-008

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

WILLIAM C. MOREFIELD

Seller's or trustee's name

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

506 SAINT AUGUSTINE ST

Street address (after sale)

PERRYVILLE

City

MO

State

63775-1482

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

DENNIS L. HARTMANN

Buyer's or trustee's name

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

1407 ALLENDALE BLVD

Street address (after sale)

CHESTER

City

IL

State

62233-1321

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:



Declaration ID: 20251207961212
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00241

DENNIS L. HARTMANN	1407 ALLENDALE BLVD	CHESTER	IL	62233-1321
Name or company	Street address	City	State	ZIP
Preparer Information				
JASON COFFEY COFFEY - FISHER, KERKHOVER, COFFEY & GREMMELS		USA		
Preparer and company name		Preparer's file number (if applicable)	Escrow number (if applicable)	
600 STATE ST		CHESTER	IL	62233-1634
Street address		City	State	ZIP
jcoffey@fkcgllaw.com		618-826-5021	USA	
Preparer's email address (if available)		Preparer's daytime phone	Phone extension	Country

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

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

To be completed by the Chief County Assessment Officer				
1	079	448	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	4895		
	Buildings	22,005		
	Total	26,900		
Illinois Department of Revenue Use				
Tab number				
M40				



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 40 ESTATE DRIVE

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

CHESTER
City or village

62233-0000
ZIP

T7S R6W
Township

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

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

Primary PIN	Lot size or acreage	Unit	No Split Parcel
18-166-009-00	1.91	Acres	

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):

RECORDED

01/23/2026 02:17 PM Pages: 2

2026R00255

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	19.00
COUNTY STAMP FEE	9.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	108.50

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

	Date
☐ Demolition/damage	☐ Additions
☐ New construction	☐ Major remodeling
☐ 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	19,000.00
12a Amount of personal property included in the purchase	12a	0.00

12b Was the value of a mobile home included on Line 12a?	12b	Yes	☒ No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13		19,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14		0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15		0.00
16 If this transfer is exempt, identify the provision.	16	b	k m
17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17		19,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18		38.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19		19.00
20 County tax stamps — multiply Line 18 by 0.25.	20		9.50
21 Add Lines 19 and 20. This is the total amount of transfer tax due	21		28.50

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

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS.

BEGINNING AT AN OLD IRON PIN AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER 230.79 FEET TO AN OLD IRON PIN; THENCE NORTHERLY WITH A DEFLECTION ANGLE OF 89°54'25", 491.66 FEET TO AN IRON PIN; THENCE WESTERLY WITH A DEFLECTION ANGLE OF 90°03'55", 20.87 FEET TO AN IRON PIN; THENCE SOUTHERLY WITH A DEFLECTION ANGLE OF 89°56'50", 120.00 FEET TO AN OLD IRON PIN; THENCE WESTERLY WITH A DEFLECTION ANGLE OF 89°56'50", 210.26 FEET TO AN IRON PIN; THENCE SOUTHERLY WITH A DEFLECTION ANGLE OF 89°59'00" ALONG SAID WEST LINE OF SECTION 8, 371.77 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND COVE-NANTS APPARENT AND OF RECORD.

AND ALSO,

GENERAL DESCRIPTION

PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS.

DETAILED DESCRIPTION

COMMENCING AT AN OLD IRON PIN AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS; THENCE EASTERLY, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, 3.02 FEET TO AN IRON PIN FOR A POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE CONTINUING EASTERLY, ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, 77.07 FEET TO AN IRON PIN; THENCE SOUTHWESTERLY, WITH A DEFLECTION ANGLE OF 148°02'08", 46.41 FEET TO AN IRON PIN AT THE NORTHEASTERLY LINE OF ESTATE DRIVE (50 FEET WIDE); THENCE NORTHWESTERLY, ALONG SAID NORTHEASTERLY LINE OF ESTATE DRIVE, ALONG CURVE TO THE LEFT HAVING A RADIUS OF 375 FEET, AN ARC DISTANCE OF 45.03 FEET TO THE POINT OF BEGINNING, THE CHORD OF SAID ARC DEFLECTING 65°03'28" FROM THE LAST DESCRIBED COURSE, CONTAINING 0.021 ACRES, MORE OR LESS AND SUBJECT TO AN UTILITY EASEMENT OVER THE NORTHERLY 15 FEET THEREOF.

AND SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND COVENANTS APPARENT AND OF RECORD.

EXCEPT THE FOLLOWING DESCRIBED REAL ESTATE:

GENERAL DESCRIPTION

PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS.

DETAILED DESCRIPTION

COMMENCING AT AN OLD IRON PIN AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CHESTER,

RANDOLPH COUNTY, ILLINOIS; THENCE EASTERLY, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, 80.09 FEET TO AN IRON PIN FOR A POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE CONTINUING EASTERLY, ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, 150.60 FEET TO AN OLD IRON PIN AT THE WEST LINE OF LOT 7 OF EGGEMEYER'S SUBDIVISION; THENCE NORTHERLY, WITH A DEFLECTION ANGLE OF 89°56'32", ALONG SAID WEST LINE OF LOT 7, 71.05 FEET TO AN OLD IRON PIN AT THE NORTHWEST CORNER THEREOF; THENCE SOUTHWESTERLY, WITH A DEFLECTION ANGLE OF 113°33'13", 132.31 FEET TO AN IRON PIN; THENCE CONTINUING SOUTHWESTERLY, WITH A DEFLECTION ANGLE OF 8°28'07", TO THE LEFT, 34.57 FEET TO THE POINT OF BEGINNING, CONTAINING 0.131 ACRES, MORE OR LESS.

AND SUBJECT TO ALL OTHER EASEMENTS, RESTRICTIONS AND COVENANTS APPARENT AND OF RECORD.

18-08-351-047

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

KYLE JAMES

Seller's or trustee's name

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

229 LIGHT ST

Street address (after sale)

CHESTER

City

IL

State

62233-1550

ZIP

000-000-0000

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

RAYMOND STONE

Buyer's or trustee's name

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

12000 CAVALIER ST

Street address (after sale)

MOORE

City

OK

State

73160-1822

ZIP

000-000-0000

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:

RAYMOND STONE

Name or company

12000 CAVALIER ST

Street address

MOORE

City

OK

State

73160-1822

ZIP

USA

Country

Preparer Information

JASON COFFEY - FISHER KERKHOVER COFFEY & GREMMELS

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

600 STATE ST

Street address

CHESTER

City

IL

State

62233-1634

ZIP

jasoncoffey191@gmail.com

Preparer's email address (if available)

618-826-5021

Preparer's daytime phone

Phone extension

USA

Country

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



Declaration ID: 20260307919355
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

is true, correct, and complete.

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

To be completed by the Chief County Assessment Officer

1 079 48 27
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 2605
Buildings 2605
Total 2605

3 Year prior to sale 2025

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

5 Comments

RE-RECORDED TO CORRECT
LEGAL DESC AS 2026R 00992

Illinois Department of Revenue Use

Tab number

M42



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 237 MAPLE ST

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

CHESTER

62233-0000

City or village

ZIP

T7S R7W

Township

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

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

18-084-015-00

.22

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument:

1/23/2026

Date

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

☐ Quit claim deed

☐ Executor deed

☐ Trustee deed

☐ Beneficial interest ☒ Other (specify): Administrator's Deed

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

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

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

Current Intended

a ☐ Land/lot only

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

c ☐ Mobile home residence

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

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

f ☐ Office

g ☐ Retail establishment

h ☐ Commercial building (specify): _____

i ☐ Industrial building

j ☐ Farm

k ☐ Other (specify): _____

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

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

10 Identify only the items that apply to this sale.

a ☐ Fulfillment of installment contract
year contract initiated: _____

b ☐ Sale between related individuals or corporate affiliates

c ☐ Transfer of less than 100 percent interest

d ☐ Court-ordered sale

e ☐ Sale in lieu of foreclosure

f ☐ Condemnation

g ☐ Short sale

h ☐ Bank REO (real estate owned)

i ☐ Auction sale

j ☐ Seller/buyer is a relocation company

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

l ☐ Buyer is a real estate investment trust

m ☐ Buyer is a pension fund

n ☐ Buyer is an adjacent property owner

o ☐ Buyer is exercising an option to purchase

p ☐ Trade of property (simultaneous)

q ☐ Sale-leaseback

r ☐ Other (specify): _____

s ☐ Homestead exemptions on most recent tax bill:

1 General/Alternative 0.00

2 Senior Citizens 0.00

3 Senior Citizens Assessment Freeze 0.00

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration

11 77,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20260107975110
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00299

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			77,000.00
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			77,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			154.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			77.00
20	County tax stamps — multiply Line 18 by 0.25.	20			38.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			115.50

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

LOTS 1, 2, AND 3 IN BLOCK 2 OF JOHN YOUNG AND WIFE'S ADDITION TO THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED MAY 15, 1872 IN PLAT BOOK "C", PAGE 93, 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.

PIN: 18-084-015-00

PROPERTY ADDRESS: 237 MAPLE STREET, CHESTER, IL 62233

17-24-197-010

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

ESTATE OF MARY SUE HUDSON TONI SUE CRONIN INDEPENDENT ADMINISTRATOR

Seller's or trustee's name _____ Seller's trust number (if applicable - not an SSN or FEIN) _____
8963 TODD RD _____ VENEDY _____ IL _____ 62214-1815
Street address (after sale) _____ City _____ State _____ ZIP _____
618-792-8332 _____ 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

ELISA SALINAS ARAGON

Buyer's or trustee's name _____ Buyer's trust number (if applicable - not an SSN or FEIN) _____
19 LOVE LN _____ PERRYVILLE _____ MO _____ 63775-9704
Street address (after sale) _____ City _____ State _____ ZIP _____
517-270-0755 _____ 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: 20260107975110
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R00299

ELISA SALINAS ARAGON 19 LOVE LN PERRYVILLE MO 63775-9704
Name or company Street address City State ZIP

USA
Country

Preparer Information

- ARBEITER LAW OFFICES / JW

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

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

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

To be completed by the Chief County Assessment Officer

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

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

Land 3150
Buildings 29115
Total 32265

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

M46



Declaration ID: 20260107975110

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2026R00299

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
ISRAEL GARCIA GUZMAN	19 LOVE LANE	PERRYVILLE	MO	637750000		USA



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 911 LEHMEN DR

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

CHESTER 62233-0000
 City or village ZIP

T7S R7W
 Township

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

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

18-158-002-00	.397	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/29/2026
 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: _____

	Date
☐ Demolition/damage	☐ Additions
☐ New construction	☐ Major remodeling
☐ 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	82,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20251207963076
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R00.306

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.

LOT 10 IN LAURA KIPP'S SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 7 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT DATED OCTOBER, 1927 AND RECORDED NOVEMBER 7, 1927, IN PLAT BOOK "G" AT PAGE 9 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS, EXCEPT THAT PART CONVEYED TO THE STATE OF ILLINOIS, BY WARRANTY DEED DATED MARCH 23, 1953 AND RECORDED JULY 21, 1953 IN BOOK 163 AT PAGE 43 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.

17-14-278-012

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

BRUCE A. AND ANDREA L. LUTHY, JR

Seller's or trustee's name

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

215 ESTATE DR

Street address (after sale)

CHESTER

City

IL

State

62233-2223

ZIP

618-317-2319

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

MARSHALL A. STRAIGHT

Buyer's or trustee's name

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

911 LEHMEN DR

Street address (after sale)

CHESTER

City

IL

State

62233-1265

ZIP

618-615-2592

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:

MARSHALL A. STRAIGHT

Name or company

911 LEHMEN DR

Street address

CHESTER

City

IL

State

62233-1265

ZIP



Declaration ID: 20251207963076
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00306

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 <u>079</u> <u>48</u> <u>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>2710</u> Buildings <u>19975</u> Total <u>22685</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>M49</u>



Declaration ID: 20251207963076

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

20251207963076

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
KRISTIN E. COTNER	911 LEHMAN DRIVE	CHESTER	IL	622330000	6186152592	USA



2026R00349

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	112.00
COUNTY STAMP FEE	56.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66

Total: 248.00



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 518 W GERMAN

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

CHESTER

62233-0000

City or village

ZIP

T7S R7W

Township

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

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

18-069-006-00

0.23

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 1/29/2026
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 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 6,605.00

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 112,000.00
12a Amount of personal property included in the purchase 0.00

20260 R00349

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		112,000.00
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		112,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18		224.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19		112.00
20 County tax stamps — multiply Line 18 by 0.25.	20		56.00
21 Add Lines 19 and 20. This is the total amount of transfer tax due	21		168.00

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

PART OF BLOCK 63 IN SWANWICK'S ADDITION TO THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT DATED SEPTEMBER 24, 1847, RECORDED NOVEMBER 4, 1847, IN PLAT RECORD "A" AT PAGES 71 AND 72, IN THE RANDOLPH COUNTY, ILLINOIS, RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF BLOCK 63, SWANWICK'S ADDITION TO THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS; THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF GERMAN STREET 140 FEET TO A POINT, WHICH POINT IS THE BEGINNING OF THE LAND HEREIN CONVEYED; THENCE IN A NORTHEASTERLY DIRECTION AT A RIGHT ANGLE WITH GERMAN STREET 150 FEET TO A POINT; THENCE SOUTHEASTERLY PARALLEL WITH GERMAN STREET 50 FEET TO A POINT; THENCE SOUTHWESTERLY AT A RIGHT ANGLE WITH GERMAN STREET TO A POINT ON THE NORTHERLY LINE OF GERMAN STREET; THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF GERMAN STREET, TO THE PLACE OF BEGINNING.

17-13-403-018

Step 4: Complete the requested information.

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

Seller Information

RICHARD JANSSEN

Seller's or trustee's name

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

3030 STATE ST

Street address (after sale)

CHESTER

City

IL

State

62233-2263

ZIP

618-826-4561

Seller's daytime phone

Phone extension

USA

Country

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

Buyer Information

ROBERT D. JANY

Buyer's or trustee's name

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

518 W GERMAN ST

Street address (after sale)

CHESTER

City

IL

State

62233-1327

ZIP

618-615-6625

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: 20260107985612
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00349

Mail tax bill to:

ROBERT D. JANY 518 W GERMAN ST CHESTER IL 62233-1327
Name or company Street address City State ZIP

Preparer Information

DON PAUL KOENEMAN - KOENEMAN

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

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

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

To be completed by the Chief County Assessment Officer

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

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

Land 4805
Buildings 27315
Total 32120

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

M53



Declaration ID: 20260107985612

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2026R00349

Additional Sellers Information

Additional Buyers Information

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



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 206 MAPLE

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

CHESTER

62233-0000

City or village

ZIP

T7S R7W

Township

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

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

18-086-013-00

0.23

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."):
☐ Warranty deed
☐ Quit claim deed ☐ Executor deed ☐ Trustee deed
☐ Beneficial interest ☒ Other (specify): Administrator's Deed

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

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

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

Current Intended

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

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	40.00
COUNTY STAMP FEE	20.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	140.00

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

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

10 Identify only the items that apply to this sale.

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

Step 2: Calculate the amount of transfer tax due.

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

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



Declaration ID: 20260107975137
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R003608

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	<u>X</u>	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			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.

LOTS 9, 10, 11 AND 12 IN BLOCK 19 IN YOUNG'S SECOND ADDITION TO THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED NOVEMBER 28, 1881, IN PLAT BOOK "D" AT PAGE 15 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS, AND ONE-HALF OF AN ALLEY, NEXT TO LOT 9, VACATED BY THE CITY OF CHESTER, ILLINOIS, ORDINANCE RECORDED IN BOOK 99 OF MISC. RECORDS AT PAGE 147, LYING BETWEEN LOTS 5, 6, 7, AND 9 IN SAID BLOCK 19, ALL SITUATED IN THE SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, AS PER PLAT RECORDED IN PLAT BOOK "D" AT PAGE 15 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.

17-24-196-007; 17-24-196-011

Step 4: Complete the requested information.

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

Seller Information

ESTATE OF MARY SUE HUDSON TONI SUE CRONIN INDEPENDSENT
ADMINISTRATOR

Seller's or trustee's name _____ Seller's trust number (if applicable - not an SSN or FEIN) _____
8963 TODD RD _____ VENEDY _____ IL _____ 62214-1815
Street address (after sale) _____ City _____ State _____ ZIP _____
618-792-8332 _____
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

ARACELI JIMENEZ LOPEZ

Buyer's or trustee's name _____ Buyer's trust number (if applicable - not an SSN or FEIN) _____
1504 OAK ST _____ CHESTER _____ IL _____ 62233-1044
Street address (after sale) _____ City _____ State _____ ZIP _____
618-497-0390 _____
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: 20260107975137
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00368

ARACELI JIMENEZ LOPEZ 1504 OAK ST CHESTER IL 62233-1044
Name or company Street address City State ZIP

USA
Country

Preparer Information

- ARBEITER LAW OFFICES

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

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

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

To be completed by the Chief County Assessment Officer

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

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

Land 3350
Buildings 8695
Total 12045

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

M54



Declaration ID: 20260107975137

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00368

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
18-086-011-00	0.00	Acres	No

Personal Property Table



Declaration ID: 20260107975137

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2026R00368

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
CESAR MARQUEZ	1504 STATE STREET	CHESTER	IL	622330000	6184970390	USA



PTAX-203 Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 822 STATE ST

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

CHESTER 62233-0000
 City or village ZIP

T7S R7W
 Township

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

18-034-007-00	0.34	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 Yes X No Will the property be the buyer's principal residence?

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

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

Current Intended

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

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

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

10 Identify only the items that apply to this sale.

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



Declaration ID: 20260107978174
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R 00386

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			35,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			35,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			70.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			35.00
20	County tax stamps — multiply Line 18 by 0.25.	20			17.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			52.50

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

THIRTY-SIX (36) FEET OFF THE NORTHEAST SIDE OF LOT 23 AND 36 FEET OFF THE NORTHEAST SIDE OF LOT 37, STRATTON'S ADDITION TO THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, BEING A STRIP OF UNIFORM WIDTH RUNNING FROM STATE STREET TO THE ALLEY IN THE REAR OF SAID LOT 37.

17-24-253-014

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

JAMES KEVIN MURPHY

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

312 BAY POINTE LN COLUMBIA MO 65201-2857
Street address (after sale) City State ZIP

573-356-9605 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

BONNIE MCCORMICK

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

5 WASHINGTON BLVD CHESTER IL 62233-1132
Street address (after sale) City State ZIP

618-615-2756 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:

BONNIE MCCORMICK 5 WASHINGTON BLVD CHESTER IL 62233-1132
Name or company Street address City State ZIP

Preparer Information

USA
Country



Declaration ID: 20260107978174
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R 00386

DON PAUL KOENEMAN - KOENEMAN

Preparer and company name

609 STATE ST

Street address

kandklaw@frontier.com

Preparer's email address (if available)

Preparer's file number (if applicable)

CHESTER

City

Escrow number (if applicable)

IL

State

62233-1635

ZIP

618-826-4561

Preparer's daytime phone

Phone extension

USA

Country

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

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

To be completed by the Chief County Assessment Officer

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

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

Land

Buildings

Total

5700
18775
24475

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

M59



PTAX-203

Illinois Real Estate

Transfer Declaration

Step 1: Identify the property and sale information.

1 1218 SWANWICK ST
 Street address of property (or 911 address, if available)
 CHESTER 62233-0000
 City or village ZIP

T7S R7W
 Township

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

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

18-047-006-00	34' X 130'	Sq. Feet	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 2/2/2026
 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 X X 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
<u> </u> Demolition/damage	<u> </u> Additions
<u> </u> New construction	<u> </u> Major remodeling
<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 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	75,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20260107970091
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

202600439

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			75,000.00
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			75,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			150.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			75.00
20	County tax stamps — multiply Line 18 by 0.25.	20			37.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			112.50

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

LOT 3 IN BLOCK 13 OF SWANWICK'S ADDITION TO THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, EXCEPTING 16 FEET OF SAID LOT 3 PREVIOUSLY CONVEYED BY LYDIA E. MIDDENDORF AND HERMAN F. MIDDENDORF TO WILLIAM H. WELGE BY DEED RECORDED IN BOOK 103, PAGE 386, RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

17-13-483-003

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

BRUCE A. LUTHY

Seller's or trustee's name

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

2605 STATE ST
Street address (after sale)

CHESTER
City

IL
State

62233-2201
ZIP

000-000-0000
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

FLORENTINO MENDOZA

Buyer's or trustee's name

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

919 LEHMEN DR
Street address (after sale)

CHESTER
City

IL
State

62233-1265
ZIP

000-000-0000
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:

FLORENTINO MENDOZA
Name or company

919 LEHMEN DR
Street address

CHESTER
City

IL
State

62233-1265
ZIP

USA
Country

Preparer Information



Declaration ID: 20260107970091
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

20216 R00439

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

Escrow number (if applicable)

IL

State

62233-1634

ZIP

618-826-5021

Preparer's daytime phone

Phone extension

USA

Country

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

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

To be completed by the Chief County Assessment Officer

1 079 48 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 3810
Buildings 28225
Total 32035

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

1170



Declaration ID: 20260107970091

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2026 R00439

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
PAULA K. LUTHY	2605 STATE ST	CHESTER	IL	622330000	0000000000	USA

Additional Buyers Information



PTAX-203

Illinois Real Estate
Transfer Declaration

Step 1: Identify the property and sale information.

1 606 VAN ZANT ST

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

CHESTER

62233-0000

City or village

ZIP

T7S R7W

Township

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

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

18-141-002-50

0.29

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel4 Date of instrument: 2/26/2026
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): _____

RECORDED
02/27/2026 09:14 AM Pages: 2

2026R00616

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	75.00
COUNTY STAMP FEE	37.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	192.50

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

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

10 Identify only the items that apply to this sale.

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11	75,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20260207900338
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026020616

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			75,000.00
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			75,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			150.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			75.00
20	County tax stamps — multiply Line 18 by 0.25.	20			37.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			112.50

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

LOT 5 AND THE NORTH 45 FEET OF LOT 6 OF BLOCK 2 OF GEORGE HERSCHBACH'S SUBDIVISION OF LOT 8 AND PART OF LOT 5 OF SONNENBERG'S FIRST ADDITION TO THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS AS SHOWN BY PLAT RECORDED MARCH 2, 1948, IN PLAT BOOK "G" AT PAGE 59, 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.

PIN: 18-141-002-50

PROPERTY ADDRESS: 606 VAN ZANT STREET
CHESTER, IL 62233

17-13-253-009

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

CRUM AS TRUSTEE OF THE TERI L. CRUM REVOCABLE TRUS TERI L.

Seller's or trustee's name _____ Seller's trust number (if applicable - not an SSN or FEIN) _____
7216 B RD _____ ELLIS GROVE _____ IL _____ 62241-1742
Street address (after sale) _____ City _____ State _____ ZIP _____
618-615-1899 _____
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

RED EAGLE LAND AND INVESTMENT LLC

Buyer's or trustee's name _____ Buyer's trust number (if applicable - not an SSN or FEIN) _____
1696 SPRINGVALE RD _____ ROCKWOOD _____ IL _____ 62280-1032
Street address (after sale) _____ City _____ State _____ ZIP _____
618-559-1625 _____
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: 20260207900338
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

20260306116

Mail tax bill to:

RED EAGLE LAND AND INVESTMENT LLC 1696 SPRINGVALE RD ROCKWOOD IL 62280-1032
Name of company Street address City State ZIP

USA
Country

Preparer Information

R JEFFREY KERKHOVER - FISHER KERKHOVER COFFEY & GREMMELS

Preparer and company name 600 STATE ST Street address
Preparer's file number (if applicable) CHESTER City
Escrow number (if applicable) IL 62233-1634 State ZIP
jkerkhover@gmail.com 618-826-5021 USA
Preparer's email address (if available) Preparer's daytime phone Phone extension Country

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

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

To be completed by the Chief County Assessment Officer

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

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

Land 5510
Buildings 11970
Total 17480

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

M95



2026R00672

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	37.00
COUNTY STAMP FEE	18.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	135.50



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 639 STATE

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

CHESTER

62233-0000

City or village

ZIP

T7S R7W

Township

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

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

18-009-002-00

0.16

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 2/19/2026

Date

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

Quit claim deed

Executor deed

Trustee deed

Beneficial interest Other (specify):

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

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

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

Current Intended

a Land/lot only

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

c Mobile home residence

d 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): (Current)FORMER

i Industrial building RESTAURANT

j Farm (Intended)CHURCH

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 X Bank REO (real estate owned)

i Auction sale

j Seller/buyer is a relocation company

k Seller/buyer is a financial institution or government agency

l Buyer is a real estate investment trust

m Buyer is a pension fund

n Buyer is an adjacent property owner

o Buyer is exercising an option to purchase

p Trade of property (simultaneous)

q Sale-leaseback

r Other (specify):

s Homestead exemptions on most recent tax bill:

1 General/Alternative 0.00

2 Senior Citizens 0.00

3 Senior Citizens Assessment Freeze 0.00

Step 2: Calculate the amount of transfer tax due.

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



Declaration ID: 20260207992901
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00672

11	Full actual consideration	11	37,000.00
12a	Amount of personal property included in the purchase	12a	0.00
12b	Was the value of a mobile home included on Line 12a?	12b	Yes ☐ No ☒
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13	37,000.00
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	37,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	74.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	37.00
20	County tax stamps — multiply Line 18 by 0.25.	20	18.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	55.50

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

LOT 4 IN AMZI ANDREWS SUBDIVISION OF PART OF BLOCK A IN THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE NORTHWEST 121 FEET THEREOF, AFORESAID 121 FEET FRONTING 82 FEET ON CHESTNUT STREET AND RUNNING BACK THEREFROM INTO AFORESAID LOT 4 OF EVEN WIDTH FOR A DISTANCE OF 121 FEET.

ALSO, A PERPETUAL EASEMENT FOR INGRESS AND EGRESS INTO THE ABOVE-DESCRIBED REAL ESTATE AS DESCRIBED IN DEED RECORDED IN BOOK 195 AT PAGE 191, RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

17-24-340-012

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

FIRST NATIONAL BANK OF STEELEVILLE

Seller's or trustee's name

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

400 W BROADWAY

Street address (after sale)

STEELEVILLE

City

IL

State

62288-1409

ZIP

618-965-3441

Seller's daytime phone

Phone extension

USA

Country

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

Buyer Information

LUIS V. VELASQUEZ ORDONEZ

Buyer's or trustee's name

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

205 RICHARD ST

Street address (after sale)

CHESTER

City

IL

State

62233-1627

ZIP

618-965-3441

Buyer's daytime phone

Phone extension

USA

Country

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

Mail tax bill to:



Declaration ID: 20260207992901
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00672

LUIS V. VELASQUEZ ORDONEZ 205 RICHARD ST CHESTER IL 62233-1627
Name or company Street address City State ZIP

Preparer Information

DON PAUL KOENEMAN - KOENEMAN

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

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

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

To be completed by the Chief County Assessment Officer

1 079 48 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 5920
Buildings 23250
Total 29170

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

MIDU



Declaration ID: 20260207992901

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2026R00672

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
ANDRES GARCIA CARRILLO						



PTAX-203 Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 153 CHESTER STREET

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

CHESTER 62233-0000
 City or village ZIP

T7S R7W
 Township

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

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

18-093-013-00	0.30	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 3/6/2026
 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	200.00
COUNTY STAMP FEE	100.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	380.00

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

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

10 Identify only the items that apply to this sale.

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

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11	200,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20260207996551
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R00720

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.

LOTS 5, 6, 7, 8, 9, 10, 11, 16, 19, 20, 21, AND 22 IN BLOCK 14 IN COLE AND ERSKINE'S ADDITION TO THE CITY OF CHESTER, COUNTY OF RANDOLPH, AND STATE OF 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.

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

17-25-234-007; 17-25-234-008; 17-25-234-003

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

MATHEW M. AND BRANDI R. HOLDMAN

Seller's or trustee's name _____ Seller's trust number (if applicable - not an SSN or FEIN) _____
4207 GLOBER RD _____ CHESTER _____ IL _____ 62233-3015
Street address (after sale) _____ City _____ State _____ ZIP _____
618-317-7890 _____ 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

JOHN MARTIN

Buyer's or trustee's name _____ Buyer's trust number (if applicable - not an SSN or FEIN) _____
153 CHESTER ST _____ CHESTER _____ IL _____ 62233-1755
Street address (after sale) _____ City _____ State _____ ZIP _____
618-631-2629 _____ 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:

JOHN MARTIN _____ 153 CHESTER ST _____ CHESTER _____ IL _____ 62233-1755
Name or company _____ Street address _____ City _____ State _____ ZIP _____



Declaration ID: 20260207996551
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00720

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

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

Land 8490
Buildings 48635
Total 57125

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

M114



Declaration ID: 20260207996551
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00720

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
18-094-002-00	0.31	Acres	No
18-093-014-00	0.39	Acres	No

Personal Property Table



Declaration ID: 20260207996551

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2026R00720

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
JUSTINA DEITZ	153 CHESTER STREET	CHESTER	IL	622330000	6186312629	USA



Declaration ID: 20250907988421
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

4174750

RECORDED

03/12/2026 11:02 AM Pages: 5

2026R00756

MELANIE L. JOHNSON CLERK & RECORDER
RANDOLPH COUNTY, ILLINOIS



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 126 OPDYKE ST

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

CHESTER

City or village

62233-0000

ZIP

T7S R7W

Township

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

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

18-036-019-00

Primary PIN

60X60

Lot size or
acreage

Sq. Feet

Unit

No

Split
Parcel

4 Date of instrument: 3/10/2026
Date

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

Quit claim deed

Executor deed

Trustee deed

Beneficial interest

X Other (specify): Special Warranty Deed

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

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration

11 55,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250907988421
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00756

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	☒	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			55,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			55,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			110.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			55.00
20	County tax stamps — multiply Line 18 by 0.25.	20			27.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			82.50

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

SITUATED IN THE COUNTY OF RANDOLPH, STATE OF ILLINOIS, TO WIT:

LOTS 9 AND 10 (10) IN KNAPP COURT SUBDIVISION, BEING A SUBDIVISION OF OUT-LOT FIFTY-TWO (52) OF STRATTON'S ADDITION TO THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS AS SHOWN BY PLAT DATED DECEMBER 19, 1928 RECORDED FEBRUARY 26, 1929 IN PLAT BOOK "G" PAGE 14 OF THE RECORDS OF RANDOLPH COUNTY, ILLINOIS.

EXCEPTING A PARCEL OF LAND CONVEYED BY QUIT CLAIM DEED DATED NOVEMBER 4, 2019 AND RECORDED NOVEMBER 19, 2019 AS DOCUMENT NO. 2019R03861, MORE PARTICULARLY AGREED AS FOLLOWS:

PART OF LOT NINE (9) IN KNAPP COURT SUBDIVISION OF THE EAST PART OF BLOCK FIFTY-TWO (52) OF GEORGE W STRATTON'S ADDITION TO THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT DATED DECEMBER 19, 1928 RECORDED FEBRUARY 26, 1929 IN PLAT BOOK "G" PAGE 14 OF THE RECORDS OF THE RECORDER OF DEEDS, RANDOLPH COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 9 FOR A POINT OF BEGINNING; THENCE IN A NORTHEASTERLY DIRECTION ALONG THE EAST PROPERTY LINE A DISTANCE OF 20 FEET; THENCE NORTHWESTERLY ON A LINE PARALLEL TO THE SOUTHWEST LINE OF LOT 9 TO A POINT ON THE NORTHWEST LINE OF LOT 9; THENCE SOUTHWESTERLY 20 FEET TO THE SOUTHWEST COMER OF LOT 9; THENCE ALONG THE PROPERTY LINE TO THE POINT OF BEGINNING.

17-24-218-030

Step 4: Complete the requested information.

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

Seller Information

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)	
5600 GRANITE PKWY	PLANO	TX	75024-4177
Street address (after sale)	City	State	ZIP
248-286-3800	USA		
Seller's daytime phone	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

ALBERTO VELASCO GUZMAN

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)	
126 OPDYKE ST	CHESTER	IL	62233-1447
Street address (after sale)	City	State	ZIP



Declaration ID: 20250907988421
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R00756

615-973-9436

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:

ALBERTO VELASCO GUZMAN

Name or company

126 OPDYKE ST

Street address

CHESTER

City

IL

State

62233-1447

ZIP

Preparer Information

HEATHER NEE - BEST HOMES TITLE AGENCY, LLC

Preparer and company name

Preparer's file number (if applicable)

BH-237605

Escrow number (if applicable)

1821 WALDEN OFFICE SQ STE 400

Street address

SCHAUMBURG

City

IL

State

60173-4273

ZIP

hnee@besthomestitle.com

Preparer's email address (if available)

847-303-3508

Preparer's daytime phone

Phone extension

USA

Country

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

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

Extended legal description

Form PTAX-203-A

Itemized list of personal property

Form PTAX-203-B

To be completed by the Chief County Assessment Officer

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

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

Land

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

M118



Declaration ID: 20250907988421

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2026 R00756

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
VIRIDIANA FACUNDO SALINAS	126 OPDYKE STREET	CHESTER	IL	622330000	6159739436	USA



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 1200 STATE ST
Street address of property (or 911 address, if available)
CHESTER 62233-0000
City or village ZIP
T7S R7W
Township

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

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

18-042-009-00	27.74	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 3/25/2026
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): CAR DEALERSHIP
- 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: 20260307926384
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00907

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.

THE NORTHWEST 60 FEET OF LOTS 5 AND 6 IN BLOCK 4 IN SWANWICK'S ADDITION TO THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS. AND ALSO, THAT PART OF LOTS 7 AND 8 IN BLOCK 4, SWANWICK'S ADDITION TO THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK "B", PAGE 23, DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF STATE STREET AND ALLEN STREET IN THE CITY OF CHESTER: THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 8 A DISTANCE OF 60 FEET, MORE OR LESS, TO A POINT 90 FEET NORTHWESTERLY OF THE NORTHWESTERLY LINE OF SPRING ALLEY (MEASURED ALONG THE NORTHEASTERLY LINE OF ALLEN STREET); THENCE, NORTHEASTERLY PARALLEL TO THE SOUTHEASTERLY LINE OF STATE STREET A DISTANCE OF 80 FEET, MORE OR LESS, TO THE NORTHEASTERLY LINE OF SAID LOT 7; THENCE, NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF SAID LOT 7 A DISTANCE OF 60 FEET, MORE OR LESS, TO THE SOUTHEASTERLY LINE OF STATE STREET; THENCE, SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE OF STATE STREET A DISTANCE OF 80 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. SUBJECT TO AN EASEMENT FOR DRIVEWAY DATED OCTOBER 19, 1964, RECORDED NOVEMBER 5, 1964, IN BOOK 212 OF DEED RECORDS AT PAGE 1073 TO CHESTER LODGE NO. 1629, THE BENEVOLENT AND PROTECTIVE ORDER OF ELKS, INC. AND FURTHER SUBJECT TO ALL EASEMENTS APPARENT OR OF RECORD.

PIN: 18-042-009-00

PROPERTY ADDRESS: 1200 STATE STREET, CHESTER, IL 62233

17-13-488-014

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

KENNETH W. WELGE

Seller's or trustee's name

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

809 THOMAS DR

Street address (after sale)

RED BUD

City

IL

State

62278-2301

ZIP

618-826-3900

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

ASBURY HOLDINGS, LLC

Buyer's or trustee's name

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

306 VICTORIAN DR

Street address (after sale)

STEELEVILLE

City

IL

State

62288-2559

ZIP

618-317-8259

Buyer's daytime phone

Phone extension

USA

Country



Declaration ID: 20260307926384
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R00907

☒ Under penalties of perjury, I 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:

ASBURY HOLDINGS, LLC 306 VICTORIAN DR STEELEVILLE IL 62288-2559
Name or company Street address City State ZIP

Preparer Information

- ARBEITER LAW OFFICES / JW

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 48 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 6855
Buildings 16545
Total 23400

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

M133

RECORDED

03/31/2026 10:19 AM Pages: 2

2026R00966

MELANIE L. JOHNSON CLERK & RECORDER
RANDOLPH COUNTY, ILLINOIS

PTAX-203

Illinois Real Estate
Transfer Declaration

Step 1: Identify the property and sale information.

1 1506 OAK ST

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

CHESTER

62233-0000

City or village

ZIP

T7S R7W

Township

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

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

18-058-009-00

.21

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel4 Date of instrument: 3/20/2026
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:

Date

Demolition/damage Additions Major remodeling

New construction Other (specify):

10 Identify only the items that apply to this sale.

a Fulfillment of installment contract

year contract initiated:

b Sale between related individuals or corporate affiliates

c Transfer of less than 100 percent interest

d Court-ordered sale

e Sale in lieu of foreclosure

f Condemnation

g Short sale

h Bank REO (real estate owned)

i Auction sale

j Seller/buyer is a relocation company

k Seller/buyer is a financial institution or government
agency

l Buyer is a real estate investment trust

m Buyer is a pension fund

n Buyer is an adjacent property owner

o Buyer is exercising an option to purchase

p Trade of property (simultaneous)

q Sale-leaseback

r Other (specify):

s Homestead exemptions on most recent tax bill:

1 General/Alternative 0.00

2 Senior Citizens 0.00

3 Senior Citizens Assessment Freeze 0.00

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration

11 175,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20260207905993
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R009666

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	175,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14	0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15	0.00
16	If this transfer is exempt, identify the provision.	16	b ☐ k ☐ m ☐
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17	175,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	350.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	175.00
20	County tax stamps — multiply Line 18 by 0.25.	20	87.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	262.50

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

ALL OF LOT 12 AND THE SOUTHWESTERLY 20 FEET OF LOT 13 ADJOINING SAID LOT 12 IN BLOCK 28 SWANWICK'S ADDITION TO THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED IN PLAT BOOK "B" AT PAGE 17, RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

17-13-434-017

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

SHELLEY SCANLAN

Seller's or trustee's name

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

1506 OAK ST

Street address (after sale)

CHESTER

City

IL

State

62233-1044

ZIP

618-615-2938

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

JULIE ROGERS

Buyer's or trustee's name

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

1506 OAK ST

Street address (after sale)

CHESTER

City

IL

State

62233-1044

ZIP

618-615-2044

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:

JULIE ROGERS

Name or company

1506 OAK ST

Street address

CHESTER

City

IL

State

62233-1044

ZIP

USA

Country

Preparer Information



Declaration ID: 20260207905993
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R009660

JASON COFFEY - FISHER KERKHOVER COFFEY & GREMMELS

Preparer and company name		Preparer's file number (if applicable)	Escrow number (if applicable)	
600 STATE ST		CHESTER	IL	62233-1634
Street address		City	State	ZIP
jasoncoffey191@gmail.com		618-826-5021	USA	
Preparer's email address (if available)		Preparer's daytime phone	Phone extension	Country

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

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

To be completed by the Chief County Assessment Officer				
1	079	48	R	
	County	Township	Class	Cook-Minor Code 1 Code 2
2	Board of Review's final assessed value for the assessment year prior to the year of sale.			
	Land	3135		
	Buildings	42655		
	Total	45790		
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 M144	



2026R01240

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	6.00
COUNTY STAMP FEE	3.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	89.00



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 745 VALLEY

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

CHESTER 62233-0000
 City or village ZIP

T7S R7W
 Township

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

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

18-082-015-00	0.38	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 4/25/2026
 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 ☒ 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 | ☒ 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):		

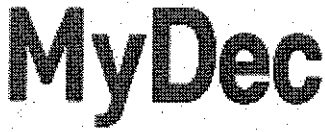
10 Identify only the items that apply to this sale.

- | | | |
|---|--------------------------|---|
| 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	6,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20260407942777
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

20260407942777

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			6,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			6,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			12.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			6.00
20	County tax stamps — multiply Line 18 by 0.25.	20			3.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			9.00

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

LOTS 4, 5, 6 AND THE SOUTH ONE-HALF OF LOT 3, ALL IN BLOCK 26 OF SERVANT'S ADDITION TO THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED MAY 23, 1872, IN PLAT BOOK "C" AT PAGE 94, RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

17-24-135-007

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

VINCENTE VELASQUEZ ORDONEZ

Seller's or trustee's name
205 RICHARD ST
Street address (after sale)
618-615-7234
Seller's daytime phone
Phone extension
CHESTER
City
IL
State
62233-1627
ZIP
USA
Country

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

Buyer Information

JOSE ANTONIO MARTINEZ CARMONA

Buyer's or trustee's name
78 PARK EST
Street address (after sale)
618-202-8057
Buyer's daytime phone
Phone extension
SPARTA
City
IL
State
62286-1966
ZIP
USA
Country

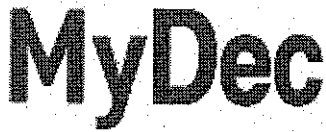
☒ Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Mail tax bill to:

JOSE ANTONIO MARTINEZ
CARMONA
Name of company
78 PARK EST
Street address
SPARTA
City
IL
State
62286-1966
ZIP

Preparer Information

USA
Country



Declaration ID: 20260407942777
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01240

- ARBEITER LAW OFFICES

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

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

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

To be completed by the Chief County Assessment Officer

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

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

Land	<u>3905</u>
Buildings	<u>1725</u>
Total	<u>5630</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

M184



Declaration ID: 20260407942777

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2026R01240

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
ROSENDA CARRILLO ESCALANTE						

Additional Buyers Information



2026R01177

MELANIE L. JOHNSON CLERK & RECORDER
 RANDOLPH COUNTY, ILLINOIS

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	38.00
COUNTY STAMP FEE	19.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	137.00



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 227 BRANCH ST

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

CHESTER 62233-0000
 City or village ZIP

T7S R7W

Township

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

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

18-089-012-00	0.2500	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 4/15/2026
 Date

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

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

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

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

- a ☐ Land/lot 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	38,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20260407943604
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R01177

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			38,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			38,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			76.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			38.00
20	County tax stamps — multiply Line 18 by 0.25.	20			19.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			57.00

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

LOT 13 IN BLOCK 9, J. HOOD'S ADDITION TO THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, EXCEPTING THE WEST 28 FEET OF SAID LOT 13.

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

17-24-193-007

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

WELSHANS BROS, LLC

Seller's or trustee's name: _____ Seller's trust number (if applicable - not an SSN or FEIN): _____
6600 VV RD PRAIRIE DU ROCHER IL 62277-1416
Street address (after sale) City State ZIP
618-304-4458 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

SAMUEL LLC, A SERIES OF ALPHA LANDS LLC

Buyer's or trustee's name: _____ Buyer's trust number (if applicable - not an SSN or FEIN): _____
1696 SPRINGVALE RD ROCKWOOD IL 62280-1032
Street address (after sale) City State ZIP
618-559-1625 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:

SAMUEL LLC, A SERIES OF ALPHA LANDS LLC 1696 SPRINGVALE RD ROCKWOOD IL 62280-1032
Name of company Street address City State ZIP
USA
Country



Declaration ID: 20260407943604
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R 01177

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

Preparer and company name

205 E MARKET ST

Street address

cooperlieferlaw@gmail.com

Preparer's email address (if available)

Preparer's file number (if applicable)

RED BUD

City

618-282-3866

Preparer's daytime phone

Escrow number (if applicable)

IL

State

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

1 019 48 R
County Township Class Cook-Minor Code 1 Code 2

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

Land 2670
Buildings 5500
Total 8170

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

M174



PTAX-203

Illinois Real Estate Transfer Declaration

2026R01203

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	157.00
COUNTY STAMP FEE	78.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66

Total: 315.50

Step 1: Identify the property and sale information.

1 680 STRATTON ST

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

CHESTER

62233-0000

City or village

ZIP

T7S R7W

Township

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

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

18-040-010-00

0.18

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument:

4/22/2026

Date

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

☐ Quit claim deed

☐ Executor deed

☐ Trustee deed

☐ Beneficial interest

☐ Other (specify):

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

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

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

Current Intended

a ☐ Land/lot only

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

c ☐ Mobile home residence

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

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

f ☐ Office

g ☐ Retail establishment

h ☐ Commercial building (specify): _____

i ☐ Industrial building

j ☐ Farm

k ☐ Other (specify): _____

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

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

10 Identify only the items that apply to this sale.

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

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration

11 157,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20260407948195
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R01203

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	157,000.00
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	157,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	314.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	157.00
20	County tax stamps — multiply Line 18 by 0.25.	20	78.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	235.50

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

ALL OF LOT 2, EXCEPT 10 FEET OFF THE NORTH SIDE, AND ALL OF LOTS 3 AND 4, ALL IN BLOCK 154, GOODSPEED'S ADDITION TO THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS.

17-24-408-008

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

SANDRA HARTMANN

Seller's or trustee's name

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

510 BOGIE DR

Street address (after sale)

HERRIN

City

IL

State

62948-3736

ZIP

574-274-7289

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

ANIBAL HUMBERTO

Buyer's or trustee's name

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

680 STRATTON ST

Street address (after sale)

CHESTER

City

IL

State

62233-1762

ZIP

931-539-2467

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:

ANIBAL HUMBERTO

Name or company

680 STRATTON ST

Street address

CHESTER

City

IL

State

62233-1762

ZIP

USA

Country

Preparer Information

ARBEITER LAW OFFICES/SW



Declaration ID: 20260407948195
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 RO 1203

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

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

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

To be completed by the Chief County Assessment Officer	
1 <u>079</u> <u>48</u> <u>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>4815</u> Buildings <u>25,025</u> Total <u>30,440</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>M175</u>



Declaration ID: 20260407948195

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

20260407948195

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
BROOKE ORDONEZ						



Declaration ID: 20260407938169
Status: Closing Completed
Document No.: Not Recorded

17

State/County Stamp: Not Issued

RECORDED

04/10/2026 01:13 PM Pages: 2



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 1309 BRENDA ST

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

CHESTER

62233-0000

City or village

ZIP

T7S R7W

Township

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

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

18-147-013-50

0.63

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 4/6/2026
Date

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

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

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

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

Current Intended

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

2026R01064

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

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 X Seller/buyer is a financial institution or government agency
l Buyer is a real estate investment trust
m Buyer is a pension fund
n Buyer is an adjacent property owner
o Buyer is exercising an option to purchase
p Trade of property (simultaneous)
q Sale-leaseback
r Other (specify):
s Homestead exemptions on most recent tax bill:
1 General/Alternative 0.00
2 Senior Citizens 0.00
3 Senior Citizens Assessment Freeze 0.00

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11	6,322.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20260407938169
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R01064

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	☒ No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13		6,322.00
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.

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 3 OF "BOB SCHROEDER'S FIRST SUBDIVISION" SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 7 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; THENCE NORTH ALONG THE EAST SIDE OF LOT 1 AFORESAID AND THE EXTENSION THEREOF TO THE NORTH LINE OF "BOB SCHROEDER'S FIRST SUBDIVISION" AS AFORESAID; THENCE DUE EAST ON AN EXTENDED NORTH LINE OF SAID SUBDIVISION TO THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 7 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 165 FEET TO A POINT; THENCE WEST 305 FEET TO A POINT ON A LINE 20 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 20 FEET TO THE POINT OF BEGINNING.

PIN: 18-147-013-50

COMMON ADDRESS: 1309 BRENDA STREET
CHESTER, IL 62233

17-13-182-001

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

AUSTIN MCCORMICK

Seller's or trustee's name

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

1309 BRENDA ST

Street address (after sale)

CHESTER

City

IL

State

62233-1204

ZIP

618-826-5021

Seller's daytime phone

Phone extension

USA

Country

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

Buyer Information

CITY OF CHESTER

Buyer's or trustee's name

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

1330 SWANWICK ST

Street address (after sale)

CHESTER

City

IL

State

62233-1314

ZIP

618-826-2326

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: 20260407938169
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 ROK 64

Mail tax bill to:

CITY OF CHESTER 1330 SWANWICK ST CHESTER IL 62233-1314
Name or company Street address City State ZIP

Preparer Information

JASON COFFEY - FISHER KERKHOVER COFFEY & GREMMELS

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

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

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

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

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

To be completed by the Chief County Assessment Officer					
1	079	48	R		
	County	Township	Class	Cook-Minor	Code 1 Code 2
2	Board of Review's final assessed value for the assessment year prior to the year of sale.				
	Land	1805			
	Buildings				
	Total	1805			
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 M163	


DocId:8193572
Tx:4175250


PTAX-203

Illinois Real Estate

Transfer Declaration

Step 1: Identify the property and sale information.

1 743 STATE ST

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

CHESTER

62233-0000

City or village

ZIP

T7S R7W

Township

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

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

18-031-009-00

0.3433

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

X Trustee deed

Beneficial interest

Other (specify):

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

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

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

Current Intended

a Land/lot only

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

c Mobile home residence

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

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

f Office

g Retail establishment

h Commercial building (specify):

i Industrial building

j Farm

k Other (specify):

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

Demolition/damage Additions Major remodeling

New construction Other (specify):

10 Identify only the items that apply to this sale.

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

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration

11 360,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20260307917920
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

20260307917920

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			360,000.00
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			360,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			720.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			360.00
20	County tax stamps — multiply Line 18 by 0.25.	20			180.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			540.00

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

GENERAL DESCRIPTION:

A PART OF LOTS 4, 5, AND 6 OF GEORGE W. STRATTON'S ADDITION TO THE CITY OF CHESTER, BEING A PART OF THE NORTH HALF OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS.

DETAILED DESCRIPTION:

COMMENCING AT AN IRON PIN AT THE NORTHEASTERLY CORNER OF LOT 6 OF GEORGE W. STRATTON'S ADDITION TO THE CITY OF CHESTER, BEING A PART OF THE NORTH HALF OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, AS RECORDED IN PLAT BOOK "A", PAGE 68 OF THE RANDOLPH COUNTY RECORDS; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 6, 73.60 FEET TO AN IRON PIN FOR A POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE CONTINUING NORTHWESTERLY ALONG THE LAST DESCRIBED COURSE, 39.00 FEET TO AN IRON PIN; THENCE SOUTHWESTERLY WITH A DEFLECTION ANGLE OF 89°36'22", 60.87 FEET TO AN IRON PIN; THENCE NORTHWESTERLY WITH A DEFLECTION ANGLE OF 89°40'25", 69.04 FEET TO AN IRON PIN AT THE SOUTHEASTERLY LINE OF CEDAR STREET (50 FOOT WIDE); THENCE SOUTHWESTERLY WITH A DEFLECTION ANGLE OF 88°58'41", ALONG SAID SOUTHEASTERLY LINE OF CEDAR STREET, 68.80 FEET TO AN IRON PIN AT THE NORTHWESTERLY CORNER OF THE CHESTER PUBLIC LIBRARY, AS RECORDED IN PLAT BOOK "G", PAGE 37 OF THE RANDOLPH COUNTY RECORDS; THENCE SOUTHEASTERLY WITH A DEFLECTION ANGLE OF 91°58'29", ALONG THE NORTHEASTERLY LINE OF THE CHESTER PUBLIC LIBRARY, 184.67 FEET TO AN IRON PIN AT THE NORTHEASTERLY CORNER THEREOF AT THE NORTHWESTERLY LINE OF STATE STREET (60 FOOT WIDE); THENCE NORTHEASTERLY WITH A DEFLECTION ANGLE OF 89°41'55" ALONG SAID NORTHWESTERLY LINE OF STATE STREET, 65.72 FEET TO AN IRON PIN; THENCE NORTHWESTERLY WITH A DEFLECTION ANGLE OF 89°20'55", 75.00 FEET TO AN IRON PIN; THENCE NORTHEASTERLY WITH A DEFLECTION ANGLE OF 90°40'12", 60.91 FEET TO THE POINT OF BEGINNING, CONTAINING 0.338 ACRES, MORE OR LESS; RESERVING UNTO THE GRANTOR, HIS HEIRS, EXECUTORS, ADMINISTRATORS, AND ASSIGNS AN EASEMENT FOR INGRESS AND EGRESS OVER THE REAL ESTATE DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON PIN AT THE NORTHEASTERLY CORNER OF SAID LOT 6 OF GEORGE W. STRATTON'S ADDITION TO THE CITY OF CHESTER; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 6, 73.60 FEET TO AN IRON PIN FOR A POINT OF BEGINNING OF HEREIN DESCRIBED EASEMENT; THENCE SOUTHWESTERLY WITH A DEFLECTION ANGLE OF 89°15'45", 60.91 FEET TO AN IRON PIN; THENCE NORTHWESTERLY WITH A DEFLECTION ANGLE OF 89°19'48", 38.63 FEET TO AN IRON PIN; THENCE NORTHEASTERLY WITH A DEFLECTION ANGLE OF 90°19'35", 60.87 FEET TO AN IRON PIN; THENCE SOUTHEASTERLY WITH A DEFLECTION ANGLE OF 89°36'22", 39.00 FEET TO THE POINT OF BEGINNING, SAID EASEMENT BEING FOR THE BENEFIT OF OTHER LANDS OWNED BY THE GRANTOR IN LOTS 5 AND 6 ABOVE, SAID EASEMENT TO BE USED IN COMMON BY THE GRANTOR, THE GRANTEEES AND ALL OTHER PERSONS AUTHORIZED TO USE THE SAME.

ALSO, A 10-FOOT WIDE EASEMENT FOR INGRESS AND EGRESS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON PIN AT THE NORTHEASTERLY CORNER OF SAID LOT 6 OF GEORGE W. STRATTON'S ADDITION TO THE CITY OF CHESTER; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID STATE STREET (60 FOOT WIDE), 51.00 FEET FOR THE POINT OF BEGINNING OF HEREIN DESCRIBED 10-FOOT WIDE EASEMENT; THENCE CONTINUING SOUTHWESTERLY ALONG THE LAST DESCRIBED COURSE, 10.00 FEET TO AN IRON PIN; THENCE NORTHWESTERLY WITH A DEFLECTION ANGLE OF 90°39'05", 75.00 FEET TO AN IRON PIN; THENCE NORTHEASTERLY WITH A DEFLECTION ANGLE OF 90°40'12", 10.00 FEET; THENCE SOUTHEASTERLY WITH A DEFLECTION ANGLE OF 89°19'48", 74.77 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 INSPECTION AND INVESTIGATION OF THE PREMISES, OR A SURVEY THEREOF.

17-24-252-037

2026 R01028

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

TERI L. CRUM TRUSTEE OF THE TERI L. CRUM REVOCABLE TRUST

Seller's or trustee's name: 7216 B RD
Street address (after sale): ELLIS GROVE
City: IL
State: 62241-1742
ZIP: 618-615-1903
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

BOYD R MILES

Buyer's or trustee's name: 214 ESTATE DR
Street address (after sale): CHESTER
City: IL
State: 62233-2222
ZIP: 618-615-9068
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:

BOYD R MILES 214 ESTATE DR CHESTER IL 62233-2222
Name or company: Street address: City: State: ZIP: USA
Country:

Preparer Information

R. JEFFREY KERKHOVER - FISHER KERKHOVER COFFEY & GREMMELS

Preparer and company name: 600 STATE ST
Street address: CHESTER IL 62233-1634
City: State: ZIP: jkerkhover@gmail.com
Preparer's email address (if available): 618-826-5021
Preparer's daytime phone: Phone extension: USA
Country:

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

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

To be completed by the Chief County Assessment Officer

1 079 48 R
County Township Class Cook-Minor Code 1 Code 2
2 Board of Review's final assessed value for the assessment year prior to the year of sale.

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



Declaration ID: 20260307917920
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01028

Land

11050

5

Comments

Buildings

77335

Total

88385

Illinois Department of Revenue Use

Tab number

M154



Declaration ID: 20260307917920

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2026R01028

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
LENZI N. MILES	214 ESTATE DR	CHESTER	IL	622330000	6186159068	USA



PTAX-203 Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 1741 IRIS ST
 Street address of property (or 911 address, if available)
 CHESTER 62233-0000
 City or village ZIP
 T7S R7W
 Township

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

18-072-006-00	0.29	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): _____

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

2026R01550

MELANIE L. JOHNSON CLERK & RECORDER
 RANDOLPH COUNTY, ILLINOIS

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

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	95,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20260507960088
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01550

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			95,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			95,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			190.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			95.00
20	County tax stamps — multiply Line 18 by 0.25.	20			47.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			142.50

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

PARCEL 1:

LOTS 11, 12, AND 13 IN SMITH'S SUBDIVISION OF PART OF LOT 45, SWANWICK'S ADDITION TO THE CITY OF CHESTER, AND PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 7 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED SEPTEMBER 17, 1940, IN PLAT BOOK G AT PAGE 39, RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

PARCEL 2:

LOTS 14, 15, 16, 17, 18, 19, 20, AND 21 IN SMITH'S SUBDIVISION OF PART OF LOT 45, SWANWICK'S ADDITION TO THE CITY OF CHESTER, AND PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 7 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED SEPTEMBER 17, 1940, IN PLAT BOOK G AT PAGE 39, RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

17-13-278-008; 17-13-278-009

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

LISA CUMMINGS

Seller's or trustee's name

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

5804 ARROW RIDGE RD

Street address (after sale)

FAIRVIEW HEIGHTS

City

IL

State

62208-3955

ZIP

618-615-2265

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

KEITH MICHAEL KEMPE

Buyer's or trustee's name

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

1741 IRIS ST

Street address (after sale)

CHESTER

City

IL

State

62233-1043

ZIP

618-826-0318

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: 20260507960088
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01550

Mail tax bill to:

KEITH MICHAEL KEMPF 1741 IRIS ST CHESTER IL 62233-1043
Name or company Street address City State ZIP

USA
Country

Preparer Information

DON PAUL KOENEMAN - KOENEMAN

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

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

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

To be completed by the Chief County Assessment Officer

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

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

Land 7115
Buildings 27975
Total 35090

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

M244



Declaration ID: 20260507960088
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

20260507960088

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
18-072-007-50	0.70	Acres	No

Personal Property Table



Declaration ID: 20260507960088

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2026RD1550

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
MARTHA MARIE KEMPF						



2026R01566

MELANIE L. JOHNSON CLERK & RECORDER
RANDOLPH COUNTY, ILLINOISPTAX-203
Illinois Real Estate
Transfer Declaration

Step 1: Identify the property and sale information.

1 205 HARRISON

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

CHESTER

62233-0000

City or village

ZIP

T7S R7W

Township

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

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

18-001-011-00

.2228

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument:

5/22/2026

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):

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	158.00
COUNTY STAMP FEE	79.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	317.00

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

Date

Demolition/damage

Additions

Major remodeling

New construction

Other (specify):

10 Identify only the items that apply to this sale.

a Fulfillment of installment contract
year contract initiated :

b Sale between related individuals or corporate affiliates

c Transfer of less than 100 percent interest

d Court-ordered sale

e Sale in lieu of foreclosure

f Condemnation

g Short sale

h Bank REO (real estate owned)

i Auction sale

j Seller/buyer is a relocation company

k Seller/buyer is a financial institution or government
agency

l Buyer is a real estate investment trust

m Buyer is a pension fund

n Buyer is an adjacent property owner

o Buyer is exercising an option to purchase

p Trade of property (simultaneous)

q Sale-leaseback

r Other (specify):

s Homestead exemptions on most recent tax bill:

1 General/Alternative 0.00

2 Senior Citizens 0.00

3 Senior Citizens Assessment Freeze 0.00

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11	158,000.00
12a Amount of personal property included in the purchase	12a	0.00

202601566

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			158,000.00
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			158,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			316.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			158.00
20	County tax stamps — multiply Line 18 by 0.25.	20			79.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			237.00

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

TWENTY-THREE (23) FEET AND FOUR (4) INCHES OFF THE SOUTHEASTERLY SIDE OF LOT 25 IN SMITH'S SURVEY OF THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED IN PLAT RECORD "A", PAGE 12 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

AND

FORTY-SIX (46) FEET AND EIGHT (8) INCHES OFF THE UPPER OR NORTHWESTERLY SIDE OF LOT 25 IN SMITH'S SURVEY OF THE TOWN, NOW CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, BEING 46 FEET AND 8 INCHES FRONT AND BACK OF A UNIFORM WIDTH THE FULL LENGTH OF SAID LOT.

PIN: 18-001-011-00

PROPERTY ADDRESS: 205 W. HARRISON ST.
 CHESTER, IL 62233

AND ALSO:

LOT 24 IN SMITH'S SURVEY OF THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED IN PLAT RECORD "A", PAGE 12 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

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

PIN: 18-001-010-00

PROPERTY ADDRESS: 203 W. HARRISON ST.
 CHESTER, IL 62233

17-24-380-005 ; 17-24-380-001

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

BELINDA CLICK

Seller's or trustee's name

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

1120 E OLIVE ST

Street address (after sale)

BLOOMINGTON

City

IL

State

61701-5551

ZIP

309-828-9800

Seller's daytime phone

Phone extension

USA

Country

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



Declaration ID: 20260507966681
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

20260506

☒ is true, correct, and complete.

Buyer Information

SUSAN HOPE SCHABERG

Buyer's or trustee's name

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

38 WASHINGTON TER
Street address (after sale)

SAINT LOUIS
City

MO
State

63112-1914
ZIP

618-826-5021

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:

SUSAN HOPE SCHABERG

Name or company

38 WASHINGTON TER

Street address

SAINT LOUIS

City

MO
State

63112-1914
ZIP

USA
Country

Preparer Information

JASON COFFEY - FISHER KERKHOVER COFFEY & GREMMELS

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

600 STATE ST

Street address

CHESTER
City

IL
State

62233-1634
ZIP

jasoncoffey191@gmail.com

Preparer's email address (if available)

618-826-5021

Preparer's daytime phone

Phone extension

USA
Country

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

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

Extended legal description

Form PTAX-203-A

Itemized list of personal property

Form PTAX-203-B

To be completed by the Chief County Assessment Officer

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

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

Land

Buildings

Total

3 Year prior to sale 2025

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

5 Comments

Land 1810
Buildings 15475
Total 17285

Illinois Department of Revenue Use

Tab number

M 247



Declaration ID: 20260507966681

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2026R015660

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
18-001-010-00	.2253	Acres	No

Personal Property Table



Declaration ID: 20260507966681

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2026015666

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
KATHY BRIGGS	1149 GRILLS RD	NEWBERN	TN	380590000	6188265021	USA

Additional Buyers Information



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 319 W HOLMES ST
Street address of property (or 911 address, if available)

CHESTER 62233-0000
City or village ZIP

T7S R7W
Township

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

Primary PIN	Lot size or acreage	Dimensions	No Split Parcel
18-060-011-00	40' x 120'	Unit	

4 Date of instrument: 5/15/2026
Date

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

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

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

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

a ☐ Land/lot 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
☐	☐	☐
☐	☐	☐

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	90,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20260307920714
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R014604

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			90,000.00
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			90,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			180.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			90.00
20	County tax stamps — multiply Line 18 by 0.25.	20			45.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			135.00

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

ALL THAT PORTION OF LOTS 14, 15 AND 16 IN BLOCK 31 IN SWANWICK'S ADDITION TO THE TOWN, NOW THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT DATED NOVEMBER 26, 1849 IN PLAT RECORD "B", PAGE 23 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS, LYING SOUTHEAST OF A LINE TRAVERSING SAME AND WHICH LINE IS LOCATED 49 FEET NORTHWEST OF AND PARALLEL TO THE NORTHWEST RIGHT-OF-WAY LINE OF GRAPE ALLEY AS SHOWN ON AFORESAID PLAT.

ABOVE DESCRIPTION IS ALSO KNOWN AS:

PARTS OF LOTS 14, 15, AND 16, BLOCK 31, SWANWICK'S ADDITION TO THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST EASTERLY CORNER OF LOT 16 OF HOLMES STREET; THENCE NORTHWEST ALONG THE LINE OF HOLMES STREET 49 FEET; THENCE AT RIGHT ANGLES ACROSS LOTS 14, 15 AND 16 TO THE MOST EASTERLY LINE OF LOT 13; THENCE SOUTHEAST ALONG THE EASTERLY LINE OF SAID LOT 13, 49 FEET TO THE ALLEY CROSSING ABOVE SAID BLOCK 31; THENCE IN A NORTHEAST DIRECTION ALONG THE ALLEY LINE 120 FEET TO THE PLACE OF BEGINNING.

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

17-13-455-004

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

JANICE M. COFFEE-LATTINA

Seller's or trustee's name

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

136 CUNNINGHAM AVE

Street address (after sale)

CADIZ

City

KY

State

42211-7965

ZIP

618-615-1574

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

DERRYL FISHER

Buyer's or trustee's name

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

319 W HOLMES ST

Street address (after sale)

CHESTER

City

IL

State

62233-1309

ZIP



Declaration ID: 20260307920714
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R01464

618-514-8329

☒ Under penalties of perjury, I 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:

DERRYL FISHER 319 W HOLMES ST CHESTER IL 62233-1309
Name or company Street address City State ZIP

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

USA
Country

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

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

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

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

To be completed by the Chief County Assessment Officer

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

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

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

Land 4090
Buildings 19760
Total 23850

Illinois Department of Revenue Use

Tab number

M 235



2026R01318

MELANIE L. JOHNSON CLERK & RECORDER
RANDOLPH COUNTY, ILLINOIS

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

PTAX-203 Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 611 VAN ZANT ST

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

CHESTER 62233-0000

City or village

ZIP

T7S R7W

Township

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

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

18-112-007-00	0.17	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 5/1/2026

Date

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

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

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

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

Current Intended

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

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

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

10 Identify only the items that apply to this sale.

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

11 130,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20260307928518
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R01318

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			130,000.00
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			130,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			260.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			130.00
20	County tax stamps — multiply Line 18 by 0.25.	20			65.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			195.00

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

PART OF LOTS 6 AND 7 IN SONNENBERG'S FIRST ADDITION TO THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A STONE IN THE CENTER OF SECTION 13, TOWNSHIP 7 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, AND RUNNING THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 7, 661.5 FEET TO A STONE LOCATED AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE NORTH ALONG THE EAST LINE OF SAID LOTS 6 AND 7, 588 FEET; THENCE WEST 150 FEET; THENCE SOUTH 250 FEET TO THE POINT AND PLACE OF BEGINNING OF THE LAND HEREIN CONVEYED; THENCE EAST 150 FEET; THENCE SOUTH 50 FEET; THENCE WEST 150 FEET; THENCE NORTH 50 FEET TO THE PLACE OF BEGINNING.

17-13-252-006

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

ROBERT J. HERSCHBACH

Seller's or trustee's name

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

258 TANGLEWOOD DR
Street address (after sale)

PERRYVILLE
City

MO
State

63775-9773
ZIP

573-513-0528
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

JENNA M. JAMES

Buyer's or trustee's name

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

611 VAN ZANT ST
Street address (after sale)

CHESTER
City

IL
State

62233-1240
ZIP

618-615-7179
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:

JENNA M. JAMES
Name or company

611 VAN ZANT ST
Street address

CHESTER
City

IL
State

62233-1240
ZIP



Declaration ID: 20260307928518
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R 01318

Preparer Information

DON PAUL KOENEMAN - KOENEMAN

Preparer and company name

609 STATE ST

Street address

kandklaw@frontier.com

Preparer's email address (if available)

USA

Country

Preparer's file number (if applicable)

CHESTER

City

Escrow number (if applicable)

IL

State

62233-1635

ZIP

618-826-4561

Preparer's daytime phone

Phone extension

USA

Country

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

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

Extended legal description

Form PTAX-203-A

Itemized list of personal property

Form PTAX-203-B

To be completed by the Chief County Assessment Officer

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

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

Land 4490
Buildings 23000
Total 27490

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 205



Declaration ID: 20260307928518

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2026 R01318

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
ROSEMARY HERSCHBACH						

Additional Buyers Information

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



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 937 SWANWICK
Street address of property (or 911 address, if available)
CHESTER 62233-0000
City or village ZIP

T7S R7W

Township

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

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

18-049-002-00.	0.14	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 4/30/2026
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): _____

2026R01296
MELANIE L. JOHNSON CLERK & RECORDER
RANDOLPH COUNTY, ILLINOIS

AUTOMATION FEE	11.19
GISTREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	99.00
COUNTY STAMP FEE	49.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66

Total: 228.50

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

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

10 Identify only the items that apply to this sale.

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11	99,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20260407934406
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01296

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			99,000.00
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			99,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			198.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			99.00
20	County tax stamps — multiply Line 18 by 0.25.	20			49.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			148.50

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

FOUR-FIFTHS (4/5THS) PART OF LOT 2 IN BLOCK 16 OF SWANWICK'S ADDITION TO THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, ADJOINING LOT 3 IN SAID BLOCK 16. SAID 4/5THS PART OF SAID LOT 2 CONTAINS 40 FOOT FRONT ON SWANWICK STREET, 40 FOOT REAR ON AN ALLEY NORTHWEST OF SAID LOTS, AND IS 40 FEET WIDE FROM SAID FRONT TO SAID REAR ALL ALONG, AS SHOWN BY PLAT RECORDED IN PLAT BOOK "A" AT PAGES 71 AND 72, RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

17-24-204-021

Step 4: Complete the requested information.

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

Seller Information

PATRICIA RUSHING

Seller's or trustee's name

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

516 W GERMAN ST

Street address (after sale)

CHESTER

City

IL

State

62233-1346

ZIP

618-826-4561

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

KIRA K. BROWNING

Buyer's or trustee's name

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

937 SWANWICK ST

Street address (after sale)

CHESTER

City

IL

State

62233-1664

ZIP

618-708-0969

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:

KIRA K. BROWNING

Name or company

937 SWANWICK ST

Street address

CHESTER

City

IL

State

62233-1664

ZIP

USA

Country



Declaration ID: 20260407934406
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01296

Preparer Information

DON PAUL KOENEMAN - KOENEMAN

Preparer and company name

609 STATE ST

Street address

kandklaw@frontier.com

Preparer's email address (if available)

Preparer's file number (if applicable)

CHESTER

City

Escrow number (if applicable)

IL

State

62233-1635

ZIP

618-826-4561

Preparer's daytime phone

Phone extension

USA

Country

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

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

To be completed by the Chief County Assessment Officer

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

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

Land 3100
Buildings 23975
Total 27075

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

M199



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 200 REBECCA LN
Street address of property (or 911 address, if available)
CHESTER 62233-0000
City or village ZIP
T7S R7W
Township

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

Primary PIN	Lot size or acreage	Acres	No Split Parcel
12-012-014-00	1.66		

4 Date of instrument: 5/27/2026
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 Fullfillment of installment contract
year contract initiated :
b Sale between related individuals or corporate affiliates
c Transfer of less than 100 percent interest
d Court-ordered sale
e Sale in lieu of foreclosure
f Condemnation
g Short sale
h Bank REO (real estate owned)
i Auction sale
j Seller/buyer is a relocation company
k Seller/buyer is a financial institution or government agency
l Buyer is a real estate investment trust
m Buyer is a pension fund
n Buyer is an adjacent property owner
o Buyer is exercising an option to purchase
p Trade of property (simultaneous)
q Sale-leaseback
r Other (specify):
s X Homestead exemptions on most recent tax bill:
1 General/Alternative 15,695.00
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	363,000.00
12a Amount of personal property included in the purchase	12a	0.00

2026R011613

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			363,000.00
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			363,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			726.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			363.00
20	County tax stamps — multiply Line 18 by 0.25.	20			181.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			544.50

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

PART OF LOT 48 IN THE SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24 AND PART OF A STREET VACATED BY SPECIAL ORDINANCE RECORDED IN DOCUMENT NO. 2010R02886 IN THE RANDOLPH COUNTY, ILLINOIS LAND RECORDS, TOWNSHIP 7 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, AND BEING PART OF A TRACT OF LAND CONVEYED TO WOLK CONSTRUCTION COMPANY, A MISSOURI CORPORATION, BY DEED RECORDED AS DOCUMENT NO. 2022R03970 IN SAID LAND RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE AFORESAID NORTHWEST QUARTER OF SECTION 24; THENCE SOUTH 36° 52' 12" WEST A DISTANCE OF 2301.76 FEET TO A COTTON PICKER SPINDLE IN THE CENTERLINE OF REBECCA LANE AND BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE ALONG AND WITH SAID CENTERLINE AS FOLLOWS: SOUTH 65° 18' 06" EAST A DISTANCE OF 25.56 FEET TO A COTTON PICKER SPINDLE; SOUTH 73° 22' 23" EAST A DISTANCE OF 58.14 FEET TO A COTTON PICKER SPINDLE; SOUTH 80° 48' 26" EAST A DISTANCE OF 36.85 FEET TO A COTTON PICKER SPINDLE; SOUTH 76° 56' 20" EAST A DISTANCE OF 36.51 EAST A DISTANCE OF 36.66 FEET TO A COTTON PICKER SPINDLE; SOUTH 42° 05' 56" EAST A DISTANCE OF 36.23 FEET TO A COTTON PICKER SPINDLE; SOUTH 38° 48' 03" EAST A DISTANCE OF 63.00 FEET TO A COTTON PICKER SPINDLE; SOUTH 44° 30' 03" EAST A DISTANCE OF 62.33 FEET TO A COTTON PICKER SPINDLE; THENCE LEAVING SAID CENTERLINE SOUTH 28° 30' 12" WEST A DISTANCE OF 445.56 FEET TO A COTTON PICKER SPINDLE IN THE CENTERLINE OF SECURITY HOSPITAL ROAD; THENCE NORTHWESTERLY ALONG SAID CENTERLINE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET AND AN CENTRAL ANGLE OF 06° 48' 41" A DISTANCE OF 59.44 FEET (CHORD BEARING AND DISTANCE = NORTH 47° 34' 56" WEST, 59.41FEET) TO A COTTON PICKER SPINDLE AT A POINT OF TANGENT; THENCE CONTINUING ALONG SAID CENTERLINE NORTH 44° 10' 36" WEST A DISTANCE OF 455.13 FEET TO A COTTON PICKER SPINDLE; THENCE NORTH 53° 53' 49" EAST A DISTANCE OF 353.19 FEET TO THE POINT OF BEGINNING CONTAINING 4.00 ACRES AND SUBJECT TO ANY EASEMENTS, RESERVATIONS OR RESTRICTIONS ON RECORD OR NOW IN EFFECT.

THIS DESCRIPTION IS BASED ON A SURVEY PERFORMED BY ZAHNER AND ASSOCIATES, INC., COMPLETED SEPTEMBER, 2024.

ROAD EASEMENT

AN EASEMENT THIRTY (30 FEET IN WIDTH FOR THE PURPOSE OF A ROADWAY BEING PART OF LOT 48 IN THE SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24 AND PART OF A STREET VACATED BY SPECIAL ORDINANCE RECORDED AS DOCUMENT NO. 2010R02886 IN THE RANDOLPH COUNTY, ILLINOIS LAND RECORDS, TOWNSHIP 7 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN BEING A PART OF A TRACT OF LAND CONVEYED TO WOLK CONSTRUCTION, INC., A MISSOURI CORPORATION, BY DEED RECORDED AS DOCUMENT NO. 2022R03970 IN SAID LAND RECORDS; THE CENTERLINE OF SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 24; THENCE SOUTH 36° 52' 12" WEST A DISTANCE OF 2301.76 FEET TO A COTTON PICKER SPINDLE IN THE CENTERLINE OF REBECCA LANE AND BEING THE POINT OF BEGINNING OF THE CENTERLINE HEREIN DESCRIBED; THENCE ALONG AND WITH SAID CENTERLINE AS FOLLOWS: SOUTH 65° 18' 06" EAST A DISTANCE OF 25.56 FEET TO A COTTON PICKER SPINDLE; SOUTH 73° 22' 23" EAST A DISTANCE OF 58.14 FEET TO A COTTON PICKER SPINDLE; SOUTH 80° 48' 26" EAST A DISTANCE OF 36.85 FEET TO A COTTON PICKER SPINDLE; SOUTH 76° 56' 20" EAST A DISTANCE OF 36.51 FEET TO A COTTON PICKER SPINDLE; SOUTH 54° 46' 51" EAST A DISTANCE OF 36.66 FEET TO A COTTON PICKER SPINDLE; SOUTH 42° 05' 56" EAST A DISTANCE OF 36.23 FEET TO A COTTON PICKER SPINDLE; SOUTH 38° 48' 03" EAST A DISTANCE OF 63.00 FEET TO A COTTON PICKER SPINDLE; SOUTH 44° 30' 03" EAST A DISTANCE OF 62.33 FEET TO A COTTON PICKER SPINDLE; SOUTH 47° 51' 48" EAST A DISTANCE OF 73.68 FEET TO A COTTON PICKER SPINDLE; SOUTH 53° 30' 09" EAST A DISTANCE OF 45.35 FEET TO A COTTON PICKER SPINDLE; SOUTH 63° 48' 11" EAST A DISTANCE OF 33.64 FEET TO A COTTON PICKER SPINDLE; SOUTH 73° 13' 01" EAST A DISTANCE OF 38.01 FEET TO A COTTON PICKER SPINDLE; SOUTH 80° 18' 32" EAST A DISTANCE OF 82.32 FEET TO A COTTON PICKER SPINDLE; SOUTH 80° 19' 23" EAST A DISTANCE OF 67.24 FEET TO A COTTON PICKER SPINDLE; SOUTH 77° 03' 05" EAST A DISTANCE OF 128.52 FEET TO A COTTON PICKER SPINDLE; SOUTH 70° 23' 08" EAST A DISTANCE OF 71.09 FEET TO A COTTON PICKER SPINDLE; SOUTH 69° 33' 11" EAST A DISTANCE OF 80.93 FEET TO A COTTON PICKER SPINDLE AT THE INTERSECTION OF SAID CENTERLINE WITH THE



Declaration ID: 20260507963869
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 RD 11613

CENTERLINE OF AFORESAID SECURITY HOSPITAL ROAD AND BEING THE TERMINATION OF SAID CENTERLINE.

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

17-24-151-004; 17-23-276-004

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

MATTHEW W. TERRY

Seller's or trustee's name

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

2938 CROSSGATE RD

Street address (after sale)

SAINT LOUIS

City

MO

State

63129-5310

ZIP

618-615-9402

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

AMBER AND JEFFREY DILLARD

Buyer's or trustee's name

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

200 REBECCA LN

Street address (after sale)

CHESTER

City

IL

State

62233-1552

ZIP

618-521-1998

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:

AMBER AND JEFFREY DILLARD

Name or company

200 REBECCA LN

Street address

CHESTER

City

IL

State

62233-1552

ZIP

USA

Country

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

205 E MARKET ST

Street address

RED BUD

City

IL

State

62278-1525

ZIP

cooperlieferlaw@gmail.com

Preparer's email address (if available)

618-282-3866

Preparer's daytime phone

Phone extension

USA

Country

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

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

To be completed by the Chief County Assessment Officer



Declaration ID: 20260507963869
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 Roll 13

1 079 48 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.

Buildings

Total

3 Year prior to sale 2025

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

Comments

Illinois Department of Revenue Use

Tab number

M250



Declaration ID: 20260507963869

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

202601613

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
12-011-017-00	2.04	Acres	No

Personal Property Table



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 369 MULLINS

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

CHESTER

62233-0000

City or village

ZIP

T7S R7W

Township

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

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

18-100-007-00

1.93

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument:

5/22/2026

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

11 330,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20260507968061
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026011620

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	330,000.00
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	330,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	660.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	330.00
20	County tax stamps — multiply Line 18 by 0.25.	20	165.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	495.00

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

BLOCK 34 AND BLOCK 37 IN COLE AND ERSKIN'S ADDITION TO THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED SEPTEMBER 12, 1838 IN PLAT BOOK "A", PAGES 47 AND 48, RECORDER'S OFFICE IN RANDOLPH COUNTY, ILLINOIS.

ALSO

THAT PART OF VACATED 6TH STREET ADJACENT TO THE ABOVE DESCRIBED REAL ESTATE.

ALL SITUATED IN THE CITY OF CHESTER, 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.

17-24-484-001 ; 17-24-485-003

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

VICKIE GEISEN

Seller's or trustee's name

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

1512 HYLAND RD APT 2

Street address (after sale)

CHESTER

City

IL

State

62233-1245

ZIP

618-615-3145

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

BRUCE P. AND BAILEY HOFFMAN

Buyer's or trustee's name

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

369 MULLINS RD

Street address (after sale)

CHESTER

City

IL

State

62233-1749

ZIP

618-615-8439

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: 20260507968061
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R01620

Mail tax bill to:

BRUCE P. AND BAILEY HOFFMAN 369 MULLINS RD CHESTER IL 62233-1749
Name or company Street address City State ZIP

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

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

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

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

To be completed by the Chief County Assessment Officer

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

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

Land 8415
Buildings 74205
Total 82620

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

M254



Declaration ID: 20260507968061
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 RO 1620

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
18-100-007-50	1.97	Acres	No

Personal Property Table

**PTAX-203**
Illinois Real Estate
Transfer Declaration**Step 1: Identify the property and sale information.**

1 1019 WILLIAMS ST

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

CHESTER

62233-0000

City or village

ZIP

T7S R7W

Township

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

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

18-028-010-00

0.15

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel4 Date of instrument: 5/7/2026
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): _____

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

Total: 155.00

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

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

10 Identify only the items that apply to this sale.

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration

12a Amount of personal property included in the purchase

11	50,000.00
12a	0.00



Declaration ID: 20260407932186

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2026011632

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.

FORTY-FIVE (45) FEET OFF THE SOUTHWESTERLY SIDE OF LOT 20, BLOCK 7 OF OPDYKE'S ADDITION TO THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, SAID PORTION OF SAID LOT FRONTING 45 FEET ON WILLIAM STREET AND RUNNING BACK OF A UNIFORM WIDTH OF 45 FEET TO THE ALLEY IN THE REAR OF SAID LOT, AS SHOWN BY PLAT DATED APRIL 11, 1857, RECORDED NOVEMBER 9, 1957, IN PLAT BOOK "C" AT PAGE 4 OF THE RECORDS OF RANDOLPH COUNTY, ILLINOIS.

17-24-233-017

Step 4: Complete the requested information.

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

Seller Information

RICHARD A. SCHULEIN

Seller's or trustee's name

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

484 PCR 922

Street address (after sale)

PERRYVILLE

City

MO

State

63775-8323

ZIP

573-768-0022

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

DARINEL PEREZ PEREZ

Buyer's or trustee's name

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

917 LEHMEN DR

Street address (after sale)

CHESTER

City

IL

State

62233-1265

ZIP

618-826-2331

Buyer's daytime phone

Phone extension

USA

Country

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

Mail tax bill to:

DARINEL PEREZ PEREZ

Name or company

917 LEHMEN DR

Street address

CHESTER

City

IL

State

62233-1265

ZIP

Preparer Information

USA

Country

MyDec

Declaration ID: 20260407932186
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R011032

DON PAUL KOENEMAN - KOENEMAN

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

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

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

To be completed by the Chief County Assessment Officer

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

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

Land 2985
Buildings 22675
Total 25660

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

M254



Declaration ID: 20260407932186

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2026011632

Additional Sellers Information

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

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
JERALDIN MALAGA COBIX						



Declaration ID: 20260607993919
Status: Closing Completed
Document No.: Not Recorded

17

RECORDED
06/12/2026 01:44 PM Pages: 2

State/County Stamp: Not Issued
2026R01753
MELANIE L. JOHNSON CLERK & RECORDER
RANDOLPH COUNTY, ILLINOIS



PTAX-203

Illinois Real Estate
Transfer Declaration

Step 1: Identify the property and sale information.

1 YOUNG AVE.

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

CHESTER

62233-0000

City or village

ZIP

T7S R7W

Township

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

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

18-087-005-00

0.34

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 6/11/2026

Date

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

X Quit claim deed Exec Executor deed Trust Trustee deed

Benef Beneficial interest Other Other (specify):

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

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

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

Current Intended

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

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
STATE STAMP FEE	3.50
COUNTY STAMP FEE	1.75
TOTAL:	85.25

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

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

10 Identify only the items that apply to this sale.

- a 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 X Auction sale
j Seller/buyer is a relocation company
k Seller/buyer is a financial institution or government agency
l Buyer is a real estate investment trust
m Buyer is a pension fund
n Buyer is an adjacent property owner
o Buyer is exercising an option to purchase
p Trade of property (simultaneous)
q Sale-leaseback
r Other (specify):
s Homestead exemptions on most recent tax bill:
1 General/Alternative 0.00
2 Senior Citizens 0.00
3 Senior Citizens Assessment Freeze 0.00

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11	3,450.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20260607993919
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01753

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			3,450.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			3,450.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			7.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			3.50
20	County tax stamps — multiply Line 18 by 0.25.	20			1.75
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			5.25

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

LOTS 7, 8 AND 9 IN BLOCK 21, IN THE ANNEX TO THE CITY OF CHESTER IN THE SUBDIVISION OF L.W. MORRISON, EXECUTOR OF THE ESTATE OF JOHN YOUNG, DECEASED, OF PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, IN TOWNSHIP 7 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, SHOWN BY PLAT RECORDED IN PLAT BOOK "D" AT PAGE 15, IN THE RECORDER'S OFFICE; SITUATED IN THE COUNTY OF RANDOLPH AND STATE OF ILLINOIS.

17-24-190-006

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

ACRES INVESTMENTS LLC

Seller's or trustee's name

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

105 CANTERBURY LN UNIT 240

Street address (after sale)

BOLINGBROOK

City

IL

State

60440-0407

ZIP

331-472-0256

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

NAEGER EAST END REAL ESTATE HOLDINGS, LLC

Buyer's or trustee's name

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

204 ANNA CLARA CT

Street address (after sale)

BLOOMSDALE

City

MO

State

63627-9225

ZIP

573-984-9460

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:

NAEGER EAST END REAL ESTATE

HOLDINGS, LLC

204 ANNA CLARA CT

Street address

BLOOMSDALE

City

MO

State

63627-9225

ZIP

Preparer Information

USA

Country



Declaration ID: 20260607993919
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01753

SUMIT GARG - ACERS INVESTMENTS LLC

Preparer and company name

105 CANTERBURY LN UNIT 240

Street address

Preparer's file number (if applicable)

BOLINGBROOK

City

Escrow number (if applicable)

IL

State

60440-0407

ZIP

paramount.tss@gmail.com

Preparer's email address (if available)

331-472-0256

Preparer's daytime phone

Phone extension

USA

Country

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

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

Extended legal description

Form PTAX-203-A

Itemized list of personal property

Form PTAX-203-B

To be completed by the Chief County Assessment Officer

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

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

Land

Buildings

Total

2710

2710

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

M274



PTAX-203 Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 629 PALESTINE RD

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

CHESTER

62233-0000

City or village

ZIP

T7S R7W

Township

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

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

18-152-013-00

0.75

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 6/11/2026
 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): _____

2026R01760

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	90.00
COUNTY STAMP FEE	45.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	215.00

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 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 90,000.00
 12a Amount of personal property included in the purchase 0.00



Declaration ID: 20260507970015
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01760

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			90,000.00
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			90,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			180.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			90.00
20	County tax stamps — multiply Line 18 by 0.25.	20			45.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			135.00

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

LOTS 5, 6, 9 AND 10 IN BLOCK 2 IN FEY BROTHERS SUBDIVISION OF LOT 4 AND PART OF LOT 5, SONNEBERG'S FIRST ADDITION, BEING PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 7 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED JUNE 20, 1950 IN PLAT BOOK "G", PAGE 70 IN THE OFFICE OF THE RANDOLPH COUNTY RECORDER.

17-13-254-024

Step 4: Complete the requested information.

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

Seller Information

NANCY J. ROCK

Seller's or trustee's name

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

3856 SHENANDOAH RD

Street address (after sale)

PINCKNEYVILLE

City

IL

State

62274-4131

ZIP

618-201-2800

Seller's daytime phone

Phone extension

USA

Country

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

Buyer Information

JACOB D ROCK

Buyer's or trustee's name

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

629 PALESTINE RD

Street address (after sale)

CHESTER

City

IL

State

62233-1059

ZIP

618-615-1954

Buyer's daytime phone

Phone extension

USA

Country

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

Mail tax bill to:

JACOB D ROCK

Name or company

629 PALESTINE RD

Street address

CHESTER

City

IL

State

62233-1059

ZIP

USA

Country

Preparer Information

2026R01760

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	48	R		22	
	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	5975				
	Buildings	7735				
	Total	13710				
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	
					M270	



Declaration ID: 20260507970015

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2026R01760

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
LAWRENCE SHANE ROCK	7009 HYDRANGEA RD	COULTERVILLE	IL	622370000	6186151650	USA
SHELLEY RAINS	3856 SHENANDOAH RD	PINCKNEYVILL E	IL	622740000	6183182612	USA

Additional Buyers Information



PTAX-203

Illinois Real Estate
 Transfer Declaration

Step 1: Identify the property and sale information.

1 829 LEHMAN DR

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

CHESTER

62233-0000

City or village

ZIP

T7S R7W

Township

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

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

18-156-017-00

2.45

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 6/3/2026

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 57.00
 COUNTY STAMP FEE 28.50
 RHSPC 18.00
 RECORDERS DOCUMENT STORAGE 3.66
 Total: 165.50

2026R01769

MELANIE L. JOHNSON CLERK & RECORDER
 RANDOLPH COUNTY, ILLINOIS

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

_____ 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): SELLER IS BK TRUSTEE
 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 57,000.00
 12a Amount of personal property included in the purchase 12a 0.00



Declaration ID: 20260607985366
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01769

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			57,000.00
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			57,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			114.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			57.00
20	County tax stamps — multiply Line 18 by 0.25.	20			28.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			85.50

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

TRACT 1:

LOTS 7, 8, 9 AND THE SOUTHEAST HALF OF LOT 10, AND ALL OF LOTS 22, 23, 24 AND 25 IN LAURA KIPP'S HEIRS SUBDIVISION OF PART OF LOT 16 IN THE SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 7 SOUTH AND RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, AND A FRACTIONAL PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 7 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT DATED OCTOBER 22, 1940, AND RECORDED NOVEMBER 1, 1940, IN PLAT BOOK "G" AT PAGE 41 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

EXCEPT THAT PART CONVEYED TO THE STATE OF ILLINOIS BY WARRANTY DEED DATED MAY 8, 1953, AND RECORDED AUGUST 17, 1953, IN BOOK 163, AT PAGE 220 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

TRACT 2:

LOTS 26, 27, 28 AND PART OF LOT 29 OF LAURA KIPP'S HEIRS SUBDIVISION OF PART OF LOT 16 IN THE SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 7 SOUTH AND RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, AND A FRACTIONAL PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 7 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN OLD AXLE AT THE MOSTER WESTERLY CORNER OF LOT 26 OF LAURA KIPP'S HEIRS SUBDIVISION,, AS RECORDED IN BOOK "G" AT PAGE 37 OF THE RANDOLPH COUNTY RECORDS; THENCE SOUTHEASTERLY, ALONG THE NORTHEASTERLY LINE OF RAINBOW ROAD (50 FEET WIDE), ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1762.26 FEET, AN ARC DISTANCE OF 199.27 FEET TO AN IRON PIN; THENCE NORTHEASTERLY, DEFLECTING 92°37'06", FROM THE CHORD OF SAID ARC, 149.58 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1612.69 FEET, AN ARC DISTANCE OF 179.18 FEET TO AN OLD IRON PIN AT THE MOST NORTHLY CORNER OF SAID LOT 26, THE CHORD OF SAID ARC DEFLECTING 87°29'45" FROM THE LAST DESCRIBED COURSE; THENCE SOUTHWESTERLY, DEFLECTING 84°48'26" FROM THE CHORD OF SAID ARC, 149.65 FEET TO THE POINT OF BEGINNING, CONTAINING 0.650 ACRES, MORE OR LESS.

TRACT 3:

THAT PART OF VACATED RAINBOW DRIVE DESCRIBED AS FOLLOWS: ALL OF THAT PART OF RAINBOW DRIVE THAT LIES SOUTHEAST OF THE SOUTHWEST EXTENSION OF THE NORTHWEST LINE OF LOT 22 IN THE LAST AFORESAID LAURA KIPPS HEIRS SUBDIVISION AND THAT LIES NORTHWEST OF THE SOUTHWEST EXTENSION OF THE NORTHWEST LINE OF LOT 26 IN THE LAST AFORESAID LAURA KIPPS HEIRS SUBDIVISION.

ALL OF THAT PART OF RAINBOW DRIVE, BEGINNING AT THE SOUTHWEST MOST CORNER OF LOT 26 IN THE LAST AFORESAID LAURA KIPPS HEIRS SUBDIVISION; THENCE SOUTHEAST ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF RAINBOW DRIVE BEING THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1762.26 FEET AND AN INTERNAL ANGLE OF 06°28'44", A DISTANCE OF 199.27 FEET TO A POINT; THENCE SOUTHWEST ALONG A LINE WIT A DEFLECTION 87°22'59" FROM THE CHORD PROJECTED OF THE LAST AFORESAID ARC OF A CIRCULAR CURVE, A DISTANCE OF 50.00 FEET TO A POINT IN THE SOUTHWEST RIGHT-OF-WAY OF THE LAST AFORESAID RAINBOW DRIVE; THENCE NORTHWEST ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF THE LAST AFORESAID RAINBOW DRIVE BEING THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1812.26 FEET AND AN INTERNAL ANGLE OF 06°30'46" WITH A DEFLECTION ANGLE OF 92°39'13" TO THE RIGHT TO THE CHORD THEREOF, A DISTANCE OF 205.99 FEET TO A POINT IN THE SOUTHWEST EXTENSION OF THE NORTHWEST LINE OF LOT 26 IN THE LAST AFORESAID LAURA KIPPS SUBDIVISION; THENCE NORTHEAST ALONG THE SOUTHWEST EXTENSION OF THE NORTHWEST LINE OF LOT 26 IN THE LAST AFORESAID LAURA KIPPS HEIRS SUBDIVISION WITH A DEFLECTION ANGLE OF 95°02'36" FROM THE CHORD PROJECTED OF THE LAST AFORESAID ARC OF A CIRCULAR CURVE, A DISTANCE OF 50.03 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

PIN: 18-156-017-00

17-13-302-021

Step 4: Complete the requested information.

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of



Declaration ID: 20260607985366
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01769

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

DANA S. FRAZIER, BANKRUPTCY TRUSTEE OF THE ESTATE OF JAMES BEST

Seller's or trustee's name

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

PO BOX 159

Street address (after sale)

MURPHYSBORO

City

IL

State

62966-0159

ZIP

618-687-5707

Seller's daytime phone

Phone extension

USA

Country

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

Buyer Information

WILLIAM D. KNOWLES

Buyer's or trustee's name

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

4574 BODES LN

Street address (after sale)

CHESTER

City

IL

State

62233-2622

ZIP

618-615-1044

Buyer's daytime phone

Phone extension

USA

Country

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

Mail tax bill to:

WILLIAM D. KNOWLES

Name or company

4574 BODES LN

Street address

CHESTER

City

IL

State

62233-2622

ZIP

USA

Country

Preparer Information

ARBEITER LAW OFFICES/SW

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

1019 STATE ST

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

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

Land

Buildings

Total

21460

21460

3 Year prior to sale

2025

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

5 Comments

TAB # M277



Declaration ID: 20260607985366
Status: Closing Completed
Document No.: Not Recorded

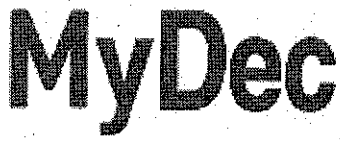
State/County Stamp: Not Issued

2026 B017109

Illinois Department of Revenue Use

Tab number

--	--



Declaration ID: 20260607985366

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2026 R01769

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
ROBIN K. KNOWLES						



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 626 SOLOMON ST

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

CHESTER

62233-0000

City or village

ZIP

T7S R7W

Township

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

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

18-152-014-00

0.32

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 5/29/2026
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 No Will the property be the buyer's principal residence?

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

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

Current Intended

a Land/lot only

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

c Mobile home residence

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

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

f Office

g Retail establishment

h Commercial building (specify):

i Industrial building

j Farm

k Other (specify):

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

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

10 Identify only the items that apply to this sale.

a Fulfillment of installment contract

year contract initiated:

b Sale between related individuals or corporate affiliates

c Transfer of less than 100 percent interest

d Court-ordered sale

e Sale in lieu of foreclosure

f Condemnation

g Short sale

h Bank REO (real estate owned)

i Auction sale

j Seller/buyer is a relocation company

k Seller/buyer is a financial institution or government agency

l Buyer is a real estate investment trust

m Buyer is a pension fund

n Buyer is an adjacent property owner

o Buyer is exercising an option to purchase

p Trade of property (simultaneous)

q Sale-leaseback

r Other (specify):

s X Homestead exemptions on most recent tax bill:

1 General/Alternative 11,000.00

2 Senior Citizens 0.00

3 Senior Citizens Assessment Freeze 0.00

Step 2: Calculate the amount of transfer tax due.

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

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



Declaration ID: 20260507964087
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01807

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	205,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14	0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15	0.00
16	If this transfer is exempt, identify the provision.	16	b ☐ k ☐ m ☐
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17	205,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	410.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	205.00
20	County tax stamps — multiply Line 18 by 0.25.	20	102.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	307.50

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

LOTS FOUR (4) AND SEVEN (7) IN BLOCK TWO (2) OF FEY BROTHERS SUBDIVISION OF LOT FOUR (4) AND PART LOT FIVE (5) OF SONNEHBERG'S FIRST ADDITION TO THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT DATED JUNE 1, 1950, RECORDED JUNE 20, 1950, IN PLAT RECORD "G" PAGE 70 OF THE RECORDS OF RANDOLPH COUNTY, ILLINOIS.

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

17-13-254-004

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

PATSIE HOPKINS

Seller's or trustee's name

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

626 SOLOMON ST

Street address (after sale)

CHESTER

City

IL

State

62233-1233

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

ANGELA R. KRAFT

Buyer's or trustee's name

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

626 SOLOMON ST

Street address (after sale)

CHESTER

City

IL

State

62233-1233

ZIP

304-377-4327

Buyer's daytime phone

Phone extension

USA

Country

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

Mail tax bill to:

ANGELA R. KRAFT

Name or company

626 SOLOMON ST

Street address

CHESTER

City

IL

State

62233-1233

ZIP



Declaration ID: 20260507964087
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R01807

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)

E-7204

IL

State

62278-1525

ZIP

USA

Country

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

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

Extended legal description

Form PTAX-203-A

Itemized list of personal property

Form PTAX-203-B

To be completed by the Chief County Assessment Officer

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

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

Land

Buildings

Total

5165
53785
58950

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

M282



Declaration ID: 20260507964087

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2026R01807

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
CHRISTIE LEE MODGLIN	626 SOLOMAN STREET	CHESTER	IL	622330000	6188262515	USA
BITZIE RACHELL LINK	626 SOLOMAN STREET	CHESTER	IL	622330000	6188252515	USA

Additional Buyers Information



PTAX-203 Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

- 1 PALESTINE RD
Street address of property (or 911 address, if available)
CHESTER 62233-0000
City or village ZIP
T7S R7W
Township
- 2 Enter the total number of parcels to be transferred. 5
- 3 Enter the primary parcel identifying number and lot size or acreage
- | Primary PIN | Lot size or acreage | Unit | No Split Parcel |
|---------------|---------------------|-------|-----------------|
| 12-009-001-50 | 1.57 | Acres | No |
- 4 Date of instrument: 6/15/2026
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 <u> </u> | Land/lot only |
| b <u> </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>X</u> | <u>X</u> Farm |
| k <u> </u> | Other (specify): |

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	474.50
COUNTY STAMP FEE	237.25
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	791.75

2026R01849

MELANIE L. JOHNSON CLERK & RECORDER
RANDOLPH COUNTY, ILLINOIS

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11	474,460.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20260507977001
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R01849

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			474,460.00
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			474,460.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			949.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			474.50
20	County tax stamps — multiply Line 18 by 0.25.	20			237.25
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			711.75

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

THAT PART OF LOTS 3, 4, AND 7 OF JOHN SWANWICK'S SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, LYING WEST OF COUNTY HIGHWAY NO. 1, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 3 AND 4: BEGINNING AT AN OLD IRON PIN AT THE INTERSECTION OF THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 4 OF JOHN SWANWICK'S SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, AS RECORDED IN PLAT BOOK "C", PAGE 72 OF THE RANDOLPH COUNTY RECORDS WITH THE CENTERLINE OF A 60 FOOT WIDE PUBLIC ROAD ALONG THE WEST SIDE OF SAID SUBDIVISION; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 4 AND ITS WESTERLY EXTENSION, 222.26 FEET TO AN OLD IRON PIN ON THE WESTERLY LINE OF COUNTY HIGHWAY 1 (120 FEET WIDE); THENCE SOUTHWESTERLY WITH A DEFLECTION ANGLE OF 109° 54' 35" ALONG SAID WESTERLY LINE OF HIGHWAY 1, 214.22 FEET; THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE OF HIGHWAY 1 ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2919.93 FEET AN ARC DISTANCE OF 507.05 FEET TO AN IRON PIN IN THE CENTER OF SAID 60 FOOT WIDE PUBLIC ROAD; THENCE NORTHERLY ALONG SAID CENTERLINE, 690.97 FEET TO THE POINT OF BEGINNING.

LOT 7: BEGINNING AT AN OLD IRON PIN AT THE INTERSECTION OF THE SOUTH LINE OF LOT 7 OF JOHN SWANWICK'S SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, AS RECORDED IN PLAT BOOK "C", PAGE 72 OF THE RANDOLPH COUNTY RECORDS WITH THE CENTERLINE OF A 60 FOOT WIDE PUBLIC ROAD ALONG THE WEST SIDE OF SAID SUBDIVISION; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 7 AND ITS WESTERLY EXTENSION 409.79 FEET TO AN OLD IRON PIN ON THE WESTERLY LINE OF COUNTY HIGHWAY 1 (120 FEET WIDE); THENCE NORTHERLY ALONG SAID WESTERLY LINE OF HIGHWAY 1 ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2222.01 FEET AN ARC DISTANCE OF 146.42 FEET; THENCE WESTERLY ALONG SAID WESTERLY LINE OF HIGHWAY 1 RADIAL TO SAID CURVE, 20 FEET; THENCE NORTHERLY ALONG SAID WESTERLY LINE OF HIGHWAY 1 ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2202.01 FEET AN ARC DISTANCE OF 166.47 FEET; THENCE WESTERLY ALONG SAID WESTERLY LINE OF HIGHWAY 1 RADIAL TO SAID CURVE, 10 FEET; THENCE NORTHERLY ALONG SAID WESTERLY LINE OF HIGHWAY 1 ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2192.01 FEET AN ARC DISTANCE OF 16.58 FEET TO AN IRON PIN ON THE NORTH LINE OF SAID LOT 7; THENCE WESTERLY ALONG SAID NORTH LINE AND ITS WESTERLY EXTENSION, 408.55 FEET TO AN IRON PIN IN THE CENTER OF AFORESAID PUBLIC ROAD; THENCE SOUTHERLY WITH A DEFLECTION ANGLE OF 91° 31' 24" ALONG SAID CENTERLINE, 330 FEET TO THE POINT OF BEGINNING.

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

PIN: 12-009-001-50
12-009-004-50

AND

SITUATED IN AND BEING A PART OF THE NORTHEAST QUARTER AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN OLD STONE AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; THENCE NORTHERLY ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, 1644.20 FEET TO AN IRON PIN AT THE SOUTHWEST CORNER OF THE NORTH THREE-QUARTERS OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE EASTERLY WITH A DEFLECTION ANGLE OF 91° 19' 47" ALONG THE SOUTH LINE OF SAID NORTH THREE-QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER 1325.94 FEET TO AN IRON PIN AT THE SOUTHEAST CORNER THEREOF; THENCE NORTHERLY WITH A

2026R01849

DEFLECTION ANGLE OF 91° 28' 55" ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, 326.97 FEET TO AN IRON PIN AT A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 6 OF THE SUBDIVISION OF THE EAST HALF OF SAID NORTHEAST QUARTER AS RECORDED IN PLAT BOOK "C", PAGE 72 OF THE RANDOLPH COUNTY RECORDS; THENCE EASTERLY WITH A DEFLECTION ANGLE OF 91° 31' 21" ALONG SAID NORTH LINE OF LOT 6, 409.88 FEET TO AN IRON PIN ON THE WESTERLY LINE OF COUNTY HIGHWAY NO. 1 (120 FEET WIDE); THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE OF HIGHWAY NO. 1 ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2221.86 FEET AN ARC DISTANCE OF 192.34 FEET; THENCE SOUTHEASTERLY RADIAL TO SAID CURVE, 5.00 FEET; THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE OF HIGHWAY NO. 1, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2226.86 FEET AN ARC DISTANCE OF 280.22 FEET TO A POINT OF TANGENCY; THENCE SOUTHEASTERLY AT A RIGHT ANGLE WITH SAID TANGENT, 10 FEET; THENCE SOUTHWESTERLY ALONG SAID TANGENT ALONG SAID WESTERLY LINE OF HIGHWAY NO. 1, 209.67 FEET TO AN IRON PIN ON THE SOUTH LINE OF LOT 5 OF SAID SUBDIVISION; THENCE WESTERLY WITH A DEFLECTION ANGLE OF 70° 04' 16" ALONG SAID SOUTH LINE OF LOT 5 AND ITS WESTERLY EXTENSION TO AN IRON PIN ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE SOUTHERLY WITH A DEFLECTION ANGLE OF 91° 31' 25" ALONG SAID EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, 693.38 FEET TO A POINT ON SAID WESTERLY LINE OF COUNTY HIGHWAY NO. 1; THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE OF HIGHWAY NO. 1 ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2919.93 FEET AN ARC DISTANCE OF 28.60 FEET; THENCE SOUTHEASTERLY, RADIAL TO SAID CURVE, 5.63 FEET TO SAID EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTHERLY ALONG SAID EAST LINE, 52.07 FEET TO SAID WESTERLY LINE OF HIGHWAY NO. 1; THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE OF HIGHWAY NO. 1 ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2904.93 FEET AN ARC DISTANCE OF 485.44 FEET TO AN IRON PIN AT A POINT OF TANGENCY; THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF HIGHWAY NO. 1, 349.96 FEET TO AN IRON PIN ON THE SOUTH LINE OF LOT 14 OF SONNENBERG'S THIRD ADDITION AS RECORDED IN PLAT BOOK "B", PAGE 24 OF THE RANDOLPH COUNTY RECORDS; THENCE WESTERLY WITH A DEFLECTION ANGLE OF 91° 56' 44" ALONG THE SOUTHERLY LINE OF SAID LOT 14, 1287.41 FEET TO AN IRON PIN AT THE SOUTHWEST CORNER THEREOF; THENCE NORTHERLY WITH A DEFLECTION ANGLE OF 87° 59' 07" ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, 280.50 FEET TO THE POINT OF BEGINNING.

EXCEPT THE FOLLOWING FROM THE ABOVE-DESCRIBED REAL ESTATE:

PART OF LOT 14 IN SONNENBERG'S THIRD ADDITION TO THE TOWN OF CHESTER PER PLAT RECORDED IN PLAT BOOK B-24, CABINET 1, JACKET 33 IN THE RANDOLPH COUNTY, ILLINOIS LAND RECORDS, TOWNSHIP 7 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN BEING A PART OF TRACT OF LAND CONVEYED TO RONALD E. MCFADDIN AND JUDITH L. MCFADDIN BY DEED RECORDED AS BOOK 255, PAGE 149 IN SAID LAND RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT AN IRON PIPE AT THE SOUTHWEST CORNER OF AFORESAID LOT 14 IN SONNENBERG'S THIRD ADDITION TO THE TOWN OF CHESTER; THENCE SOUTH 87° 26' 40" EAST ALONG THE SOUTH LINE OF SAID LOT 14 A DISTANCE OF 1079.95 FEET TO AN IRON PIN AND BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE NORTH 01° 18' 17" EAST A DISTANCE OF 132.52 FEET TO AN IRON PIN; THENCE SOUTH 88° 47' 24" EAST A DISTANCE OF 205.83 FEET TO AN IRON PIN ON THE WEST RIGHT-OF-WAY LINE OF PALESTINE ROAD (COUNTY HIGHWAY NO. 1); THENCE SOUTH 00° 36' 46" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 137.40 FEET TO AN IRON PIPE ON THE SOUTH LINE OF AFORESAID LOT 14 IN SONNENBERG'S THIRD ADDITION TO THE TOWN OF CHESTER; THENCE NORTH 87° 26' 40" WEST ALONG THE SOUTH LINE OF SAID LOT 14 A DISTANCE OF 207.54 FEET TO THE POINT OF BEGINNING, CONTAINING 0.64 ACRE AND SUBJECT TO ANY EASEMENTS, RESERVATIONS OR RESTRICTIONS ON RECORD OR NOW IN EFFECT.

AND ALSO EXCEPTING FROM THE ABOVE-DESCRIBED REAL ESTATE:

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12 AND PART OF LOT 14 IN SONNENBERG'S THIRD ADDITION TO THE TOWN OF CHESTER PER PLAT RECORDED IN PLAT BOOK B-24, CABINET 1, JACKET 33 IN THE RANDOLPH COUNTY, ILLINOIS LAND RECORDS, TOWNSHIP 7 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN BEING A PART OF A TRACT OF LAND CONVEYED TO RONALD E. MCFADDIN AND JUDITH L. MCFADDIN BY DEED RECORDED AS BOOK 255, PAGE 149 IN SAID LAND RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT AN IRON PIPE AT THE SOUTHWEST CORNER OF AFORESAID LOT 14 IN SONNENBERG'S THIRD ADDITION TO THE TOWN OF CHESTER; THENCE SOUTH 87° 26' 40" EAST ALONG THE SOUTH LINE OF SAID LOT 14 A DISTANCE OF 1079.95 FEET TO AN IRON PIN; THENCE NORTH 01° 18' 17" EAST A DISTANCE OF 132.52 FEET TO AN IRON PIN AND BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING NORTH 01° 18' 17" EAST A DISTANCE OF 316.83 FEET TO AN IRON PIN; THENCE SOUTH 87° 28' 13" EAST A DISTANCE OF 203.84 FEET TO AN IRON PIN ON THE WEST RIGHT-OF-WAY LINE OF PALESTINE ROAD (COUNTY HIGHWAY NO. 1); THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2904.93 FEET AND A CENTRAL ANGLE OF 01° 58' 40" A DISTANCE OF 100.27 FEET (CHORD BEARING AND DISTANCE = SOUTH 01° 35' 19" WEST, 99.95 FEET) TO AN IRON PIN AT A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 00° 36' 46" WEST A DISTANCE OF 211.88 FEET TO AN IRON PIN; THENCE NORTH 88° 47' 24" WEST A DISTANCE OF 205.83 FEET TO THE POINT OF BEGINNING, CONTAINING 1.47 ACRES AND SUBJECT TO ANY EASEMENTS, RESERVATIONS OR RESTRICTIONS ON RECORD OR NOW IN EFFECT.

PIN: 12-009-003-00
PT 12-009-008-00
PT 12-024-014-00



Declaration ID: 20260507977001
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2020R01849

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

RONALD E MCFADDIN

Seller's or trustee's name

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

3019 STATE ST

Street address (after sale)

CHESTER

City

IL

State

62233-2209

ZIP

618-534-9843

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 A KLOTH

Buyer's or trustee's name

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

620 VAN ZANT ST

Street address (after sale)

CHESTER

City

IL

State

62233-1239

ZIP

618-826-5021

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 A KLOTH

Name or company

620 VAN ZANT ST

Street address

CHESTER

City

IL

State

62233-1239

ZIP

USA

Country

Preparer Information

R. JEFFREY KERKHOVER - FISHER KERKHOVER COFFEY & GREMMELS

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

600 STATE ST

Street address

CHESTER

City

IL

State

62233-1634

ZIP

jkerkhover@gmail.com

Preparer's email address (if available)

618-826-5021

Preparer's daytime phone

Phone extension

USA

Country

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

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

Extended legal description

Form PTAX-203-A

Itemized list of personal property

Form PTAX-203-B

To be completed by the Chief County Assessment Officer

1 079 48 F 01
County Township Class Cook-Minor Code 1 Code 2

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

3 Year prior to sale 2025

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



Declaration ID: 20260507977001
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01849

to the year of sale.		5 Comments
Land		
Buildings		
Total		
Illinois Department of Revenue Use		Tab number M285



Declaration ID: 20260507977001

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01849

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
12-009-004-50	3.16	Acres	No
12-009-003-00	5.31	Acres	No
12-009-008-00	50.00	Acres	Yes
12-024-014-00	8.28	Acres	Yes

Personal Property Table



Declaration ID: 20260507977001

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2026 RO 1849

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
JUDITH L. MCFADDIN	1001 PALESTINE RD	CHESTER	IL	622330000	6188262127	USA

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
ADAM AND SAHRA LINNEMANN FAMILY TRUST	P.O. BOX 413	COLUMBIA	IL	622360000	6188265021	USA