



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 STATE HIGHWAY 150

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

CHESTER

62233-0000

City or village

ZIP

T7S R6W

Township

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

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

08-070-008-00

0.50

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 12/17/2025

Date

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

Quit claim deed

Executor deed

X Trustee deed

Beneficial interest

Other (specify):

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

7 Yes X No Was the property advertised for sale?

(i.e., media, sign, newspaper, realtor)

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

Current Intended

a X X Land/lot only

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

c Mobile home residence

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

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

f Office

g Retail establishment

h Commercial building (specify):

i Industrial building

j Farm

k Other (specify):

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

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

10 Identify only the items that apply to this sale.

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration

11 3,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20251207967684
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00017

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	☒	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			3,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			3,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			6.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			3.00
20	County tax stamps — multiply Line 18 by 0.25.	20			1.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			4.50

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

BEGINNING AT THE NORTHEAST CORNER OF LOT ONE (1) IN THE SUBDIVISION OF SURVEY 544, CLAIM 290; THENCE SOUTH 9 DEGREES EAST, 72 FEET TO THE BEGINNING POINT OF LAND HEREIN CONVEYED; THENCE SOUTH 81 DEGREES 36 MINUTES WEST TO THE EASTERLY RIGHT-OF-WAY OF STATE ROUTE 150; THENCE SOUTH 17 DEGREES 15 MINUTES WEST ALONG THE EASTERLY LINE OF SAID STATE HIGHWAY ROUTE 150, 58 FEET TO A POINT; THENCE NORTH 81 DEGREES 36 MINUTES EAST 363 FEET TO A POINT; THENCE NORTH 9 DEGREES WEST, 58 FEET TO THE POINT OF BEGINNING, SITUATED IN TOWNSHIP SEVEN (7) SOUTH, RANGE SIX (6) WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS.

18-04-226-004

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

WILLA MAE POWELL REVOCABLE TRUST

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)		
11267 MONTE CARLO DR	SAINT LOUIS	MO	63126-3244	
Street address (after sale)	City	State	ZIP	
314-930-9409	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

WAYNE K STIPE

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)		
10262 COUNTY FARM RD	CHESTER	IL	62233-2322	
Street address (after sale)	City	State	ZIP	
618-615-3971	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:

WAYNE K STIPE	10262 COUNTY FARM RD	CHESTER	IL	62233-2322
Name or company	Street address	City	State	ZIP



Declaration ID: 20251207967684
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00017

Preparer Information

USA

Country

R JEFFREY KERKHOVER - FISHER KERKHOVER COFFEY &
GREMMELS

600 STATE ST

Street address

jkerkhover@gmail.com

Preparer's email address (if available)

Preparer's file number (if applicable)

Escrow number (if applicable)

CHESTER

City

IL

State

62233-1634

ZIP

618-826-5021

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

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

Land 1340

Buildings 1340

Total 1340

3 Year prior to sale 2024

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

5 Comments

Illinois Department of Revenue Use

Tab number

M5



Declaration ID: 20251207953254
Status: Closing Completed
Document No.: Not Recorded

18



DocId:8191371

State/County Stamp: Not Issued
TX:4173625

RECORDED

01/02/2026 02:58 PM Pages: 3

2026R00027

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 20 WASHINGTON BLVD

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

CHESTER

62233-0000

City or village

ZIP

T7S R6W

Township

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

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

18-123-001-00

50' X 100'

Dimensions

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 12/30/2025

Date

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

Quit claim deed

Executor deed

Trustee deed

Beneficial interest

Other (specify):

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

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

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

Current Intended

a ☐ Land/lot only

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

c ☐ Mobile home residence

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

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

f ☐ Office

g ☐ Retail establishment

h ☐ Commercial building (specify): _____

i ☐ Industrial building

j ☐ Farm

k ☐ Other (specify): _____

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

Date

☐ Demolition/damage

☐ Additions

☐ Major remodeling

☐ New construction

☐ Other (specify): _____

10 Identify only the items that apply to this sale.

a ☐ Fulfillment of installment contract
year contract initiated: _____

b ☐ Sale between related individuals or corporate affiliates

c ☐ Transfer of less than 100 percent interest

d ☐ Court-ordered sale

e ☐ Sale in lieu of foreclosure

f ☐ Condemnation

g ☐ Short sale

h ☐ Bank REO (real estate owned)

i ☐ Auction sale

j ☐ Seller/buyer is a relocation company

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

l ☐ Buyer is a real estate investment trust

m ☐ Buyer is a pension fund

n ☐ Buyer is an adjacent property owner

o ☐ Buyer is exercising an option to purchase

p ☐ Trade of property (simultaneous)

q ☐ Sale-leaseback

r ☐ Other (specify): _____

s ☒ Homestead exemptions on most recent tax bill:

1 General/Alternative 6,000.00

2 Senior Citizens 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: 20251207953254
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R00027

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	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 <u> </u> k <u> </u> m <u> </u>
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.

LOT 46 IN FAIRGROUND PARK SUBDIVISION, IN THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT DATED APRIL 8, 1931, RECORDED APRIL 21, 1931, IN PLAT BOOK "G" AT PAGE 16, 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.

18-18-327-007

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

LYNN ANN LAKE

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)	
620 S 6TH ST	BREESE	IL	62230-2041
Street address (after sale)	City	State	ZIP
618-967-9450	USA		
Seller's daytime phone	Country		

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

Buyer Information

LORI EVERS-MILLER

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)	
20 WASHINGTON BLVD	CHESTER	IL	62233-1131
Street address (after sale)	City	State	ZIP
618-357-0408	USA		
Buyer's daytime phone	Country		

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

Mail tax bill to:

LORI EVERS-MILLER	20 WASHINGTON BLVD	CHESTER	IL	62233-1131
Name or company	Street address	City	State	ZIP



Declaration ID: 20251207953254
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2020 R000027

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

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

Land 3290
Buildings 26190
Total 28480

3 Year prior to sale 2024

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

5 Comments

Illinois Department of Revenue Use

Tab number

M7



2026R00087

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	80.50
COUNTY STAMP FEE	40.25
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	200.75



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 10908 WINE HILL RD
 Street address of property (or 911 address, if available)
 STEELEVILLE 62288-0000
 City or village ZIP

T7S R6W
 Township

2 Enter the total number of parcels to be transferred. 1
 3 Enter the primary parcel identifying number and lot size or acreage
 08-002-016-00 16.55 Acres No
 Primary PIN Lot size or Unit Split
 acreage Parcel

4 Date of instrument: 12/22/2025
 Date

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

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

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

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

Current Intended

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

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

10 Identify only the items that apply to this sale.

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration 80,153.00
 12a Amount of personal property included in the purchase 0.00



Declaration ID: 20251107942992
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R00087

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			80,153.00
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			80,153.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			161.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			80.50
20	County tax stamps — multiply Line 18 by 0.25.	20			40.25
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			120.75

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

NORTH TRACT - COMMENCING AT AN IRON PIN AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, THENCE SOUTHERLY ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, 47.52 FEET TO A POINT AT THE SOUTH RIGHT OF WAY LINE OF COUNTY HIGHWAY 2 FOR A POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE EASTERLY ALONG SAID SOUTH LINE OF COUNTY HIGHWAY 2, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1243.57 FEET, AN ARC DISTANCE OF 159.93 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC DEFLECTING 93°47'09" FROM THE LAST DESCRIBED COURSE; THENCE CONTINUING EASTERLY ALONG SAID SOUTH LINE OF COUNTY HIGHWAY 2, ALONG SAID TANGENT, 31.10 FEET TO A POINT AT A CHANGE IN RIGHT OF WAY; THENCE SOUTHERLY, WITH A DEFLECTION ANGLE OF 90°00'00", ALONG SAID SOUTH LINE OF COUNTY HIGHWAY 2, 10.00 FEET; THENCE EASTERLY, WITH A DEFLECTION ANGLE OF 90°00'00", ALONG SAID SOUTH LINE OF COUNTY HIGHWAY 2, 300.00 FEET TO A POINT AT A CHANGE IN RIGHT OF WAY; THENCE CONTINUING NORTHERLY, WITH A DEFLECTION ANGLE OF 90°00'00", ALONG SAID NORTHWESTERLY LINE OF COUNTY HIGHWAY 2, 10.00 FEET; THENCE CONTINUING EASTERLY, WITH A DEFLECTION ANGLE OF 90°00'00", ALONG SAID SOUTH LINE OF COUNTY HIGHWAY 2, 665.43 FEET TO AN IRON PIN AT THE NORTHWESTERLY LINE OF THE UNION PACIFIC RAILROAD; THENCE SOUTHWESTERLY, WITH A DEFLECTION ANGLE OF 119°41'38", ALONG SAID NORTHWESTERLY LINE OF SAID UNION PACIFIC RAILROAD, 93.00 FEET TO AN IRON PIN AT A CHANGE IN RIGHT OF WAY; THENCE NORTHWESTERLY, WITH A DEFLECTION ANGLE OF 90°00'00", ALONG SAID NORTHWESTERLY LINE OF THE UNION PACIFIC RAILROAD, 75.00 FEET TO AN IRON PIN; THENCE SOUTHWESTERLY, WITH A DEFLECTION ANGLE OF 90°00'00", ALONG SAID NORTHWESTERLY LINE OF THE UNION PACIFIC RAILROAD, 66.89 FEET TO A POINT OF CURVATURE; THENCE CONTINUING SOUTHWESTERLY, ALONG SAID NORTHWESTERLY LINE OF THE UNION PACIFIC RAILROAD, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1747.50 FEET, AN ARC DISTANCE OF 992.73 FEET TO AN IRON PIN; THENCE NORTHWESTERLY, DEFLECTING 88°22'02" FROM THE CHORD OF SAID ARC, 949.31 FEET TO AN IRON PIN AT AFORESAID SOUTH RIGHT OF WAY OF COUNTY HIGHWAY 2; THENCE EASTERLY, ALONG SAID SOUTH LINE OF COUNTY HIGHWAY 2, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1243.57 FEET, AN ARC DISTANCE OF 388.68 FEET TO THE POINT OF BEGINNING, THE CHORD OF SAID ARC DEFLECTING 119°20'29" FROM THE LAST DESCRIBED COURSE, CONTAINING 14.876 ACRES, MORE OR LESS. SUBJECT TO A 30 FOOT WIDE SPECIAL USE EASEMENT FOR AGRICULTURAL PURPOSES AS DESCRIBED IN DOCUMENT NO. 2016R02817 IN THE LAND RECORDS OF RANDOLPH COUNTY, ILLINOIS.

SOUTH TRACT - BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, THENCE WESTERLY ALONG THE SOUTH RIGHT OF WAY LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, 74.06 FEET TO AN IRON PIN AT THE SOUTHEASTERLY LINE OF THE UNION PACIFIC RAILROAD; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF SAID UNION PACIFIC RAILROAD, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2724.93 FEET, AN ARC DISTANCE OF 64.75 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC DEFLECTING 152°16'58" FROM THE LAST DESCRIBED COURSE; THENCE CONTINUING NORTHEASTERLY, ALONG THE SOUTHEASTERLY LINE OF THE UNION PACIFIC RAILROAD, ALONG SAID TANGENT, 453.90 FEET TO A POINT OF CURVATURE; THENCE CONTINUING NORTHEASTERLY, ALONG SAID SOUTHEASTERLY LINE OF THE UNION PACIFIC RAILROAD, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2027.50 FEET, ARC DISTANCE OF 295.95 FEET TO AN IRON PIN; THENCE SOUTHWESTERLY, DEFLECTING 161°07'36" FROM THE CHORD OF SAID ARC, 508.03 FEET TO AN IRON PIN AT THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 1, TOWNSHIP 7 SOUTH, RANGE 6 WEST; THENCE WESTERLY, WITH A DEFLECTION ANGLE OF 50°05'30", ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, 314.50 FEET TO THE POINT OF BEGINNING, CONTAINING 1.592 ACRES, MORE OR LESS.

18-01-100-008

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



Declaration ID: 20251107942992
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00087

Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

Seller Information

DALE A. BROCKMEYER

Seller's or trustee's name

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

103 E SHAWNEETOWN TRL
Street address (after sale)

STEELEVILLE
City

IL
State

62288-1227
ZIP

618-713-1337

Seller's daytime phone

Phone extension

USA
Country

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

Buyer Information

JEFFREY A. BROCKMEYER

Buyer's or trustee's name

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

4708 ROCKCASTLE RD
Street address (after sale)

STEELEVILLE
City

IL
State

62288-2846
ZIP

618-615-8472

Buyer's daytime phone

Phone extension

USA
Country

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

Mail tax bill to:

JEFFREY A. BROCKMEYER
Name or company

4708 ROCKCASTLE RD
Street address

STEELEVILLE
City

IL
State

62288-2846
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 47 F
County Township Class Cook-Minor Code 1 Code 2

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

Land 1880
Buildings 11105
Total 12985

3 Year prior to sale 2024

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

5 Comments

Illinois Department of Revenue Use

Tab number

M10



Declaration ID: 20251107942992

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2026 R06087

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
REBECCA L. BROCKMEYER					6189659726	

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
ALEXANDRA C. BROCKMEYER					6186158935	



PTAX-203

Illinois Real Estate
Transfer Declaration

Step 1: Identify the property and sale information.

1 HOLCOMB ROAD

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

CHESTER

62233-0000

City or village

ZIP

T7S R6W

Township

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

08-003-010-00

39.00

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel4 Date of instrument: 1/15/2026
Date5 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 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
STATE STAMP FEE	350.00
COUNTY STAMP FEE	175.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	605.00

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:

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

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
12a Amount of personal property included in the purchase

11	350,000.00
12a	0.00

2026000169

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			350,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			350,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			700.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			350.00
20	County tax stamps — multiply Line 18 by 0.25.	20			175.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			525.00

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

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS.

18-02-200-002

Step 4: Complete the requested information.

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

Seller Information

GREGORY W. RUSSELL TRUST AGREEMENT DATED APRIL 5, 2007

Seller's or trustee's name: 10631 WINE HILL RD
 Street address (after sale): CHESTER
 City: IL
 State: 62233-3313
 ZIP: 618-615-1760
 Seller's daytime phone: Phone extension: USA
 Country:

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

Buyer Information

BERNARD W. KORANDO

Buyer's or trustee's name: 4808 PALESTINE RD
 Street address (after sale): CHESTER
 City: IL
 State: 62233-2914
 ZIP: 618-559-0588
 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:

BERNARD W. KORANDO 4808 PALESTINE RD CHESTER IL 62233-2914
 Name or company: Street address: City: State: ZIP: USA
 Country:

Preparer Information

- ARBEITER LAW OFFICES

Declaration ID: 20260107977582
 Status: Closing Completed
 Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00169

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

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

Land	<u>11,835</u>
Buildings	<u> </u>
Total	<u>11,835</u>

3 Year prior to sale 2025
 4 Does the sale involve a mobile home assessed as real estate? _____ Yes 2 No
 5 Comments

Illinois Department of Revenue Use

Tab number

M19



Declaration ID: 20260107977582

Status: Closing Completed

State/County Stamp: Not Issued

Documnet No.: Not Recorded

2026R00169

Additional Sellers Information

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

Additional Buyers Information

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



2026R00171

MELANIE L. JOHNSON CLERK & RECORDER
RANDOLPH COUNTY, ILLINOIS

PTAX-203

Illinois Real Estate
Transfer Declaration

Step 1: Identify the property and sale information.

1 WINE HILL ROAD

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

CHESTER

62233-0000

City or village

ZIP

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

08-003-021-00

11.175

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel4 Date of instrument: 1/15/2026
Date5 Type of instrument (Mark with an "X."): Warranty deed
Quit claim deed Executor deed ☒ Trustee deed
Beneficial interest Other (specify):6 Yes ☒ No Will the property be the buyer's principal residence?7 Yes ☒ No Was the property advertised for sale?
(i.e., media, sign, newspaper, realtor)

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

Current Intended

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

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

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 83,478.00

12a Amount of personal property included in the purchase

12a 0.00

2026000171

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			83,478.00
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			83,478.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			167.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			83.50
20	County tax stamps — multiply Line 18 by 0.25.	20			41.75
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			125.25

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

PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN IN RANDOLPH COUNTY, ILLINOIS. BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, 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 NORTHEAST QUARTER AND ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, 1475.25 FEET TO AN OLD STONE 165 FEET EAST OF THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTHERLY WITH A DEFLECTION ANGLE OF 89°46'28" PARALLEL WITH AND 165 FEET EAST OF THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER 269.06 FEET TO THE SOUTHERLY LINE OF COUNTY HIGHWAY 2 (60 FEET WIDE); THENCE NORTHWESTERLY WITH A DEFLECTION ANGLE OF 84°39'19" ALONG SAID SOUTHERLY LINE OF HIGHWAY 2, 758.43 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF HIGHWAY 2, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 3407.87 FEET AN ARC DISTANCE OF 435.18 FEET TO A POINT OF TANGENCY; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF HIGHWAY 2, ALONG SAID TANGENT 291.23 FEET TO THE WEST LINE OF AFORESAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTHERLY WITH A DEFLECTION ANGLE OF 88°57'28" ALONG SAID WEST LINE, 348.34 FEET TO THE POINT OF BEGINNING CONTAINING 11.175 ACRES, MORE OR LESS.

18-02-200-005

Step 4: Complete the requested information.

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

Seller Information

GREGORY W. RUSSELL TRUST AGREEMENT DATED APRIL 5, 2007

Seller's or trustee's name: _____ Seller's trust number (if applicable - not an SSN or FEIN): _____
 10631 WINE HILL RD CHESTER IL 62233-3313
 Street address (after sale) City State ZIP
 618-615-1760 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

AARON SWAREY

Buyer's or trustee's name: _____ Buyer's trust number (if applicable - not an SSN or FEIN): _____
 386 SWAREY LN CAMPBELL HILL IL 62916-2024
 Street address (after sale) City State ZIP
 618-571-3569 USA
 Buyer's daytime phone Phone extension Country



Declaration ID: 20260107977601
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

20260100171

☒ Under penalties of perjury, I 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:

AARON SWAREY 386 SWAREY LN CAMPBELL HILL IL 62916-2024
Name or company Street address City State ZIP

USA
Country

Preparer Information

- ARBEITER LAW OFFICES

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

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

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

To be completed by the Chief County Assessment Officer

1 079 47 F
County Township Class Cook-Minor Code 1 Code 2
2 Board of Review's final assessed value for the assessment year prior to the year of sale.
Land 1095
Buildings 1095
Total 1095

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

M20



Declaration ID: 20260107977601

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

20260107

Additional Sellers Information

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

Additional Buyers Information



PTAX-203

Illinois Real Estate
 Transfer Declaration

Step 1: Identify the property and sale information.

1 WINE HILL ROAD

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

CHESTER

62233-0000

City or village

ZIP

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

08-003-011-00

22.92

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 1/15/2026

Date

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

Warranty deed

Quit claim deed

Executor deed

X Trustee deed

Beneficial interest

Other (specify):

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

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

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

Current Intended

- a ☒ ☒ Land/lot only
 b ☐ Residence (single-family, condominium, townhome, or duplex)
 c ☐ Mobile home residence
 d ☐ Apartment building (6 units or less) No. of units: _____
 e ☐ Apartment building (over 6 units) No. of units: _____
 f ☐ Office
 g ☐ Retail establishment
 h ☐ Commercial building (specify): _____
 i ☐ Industrial building
 j ☐ 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	186.00
COUNTY STAMP FEE	93.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	359.00

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

11 185,776.00

12a Amount of personal property included in the purchase

12a 0.00

2026R00173

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			185,776.00
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			185,776.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			372.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			186.00
20	County tax stamps — multiply Line 18 by 0.25.	20			93.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			279.00

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

PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT AN OLD CORNER STONE AT THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; THENCE EASTERLY, ALONG THE NORTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 2, 110.00 FEET TO AN IRON PIN FOR A POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE CONTINUING EASTERLY, ALONG THE LAST DESCRIBED COURSE, ALONG SAID NORTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER, 1820.50 FEET; THENCE SOUTHERLY, WITH A DEFLECTION ANGLE OF 89°49'00", 553.58 FEET TO AN OLD IRON PIN; THENCE WESTERLY, WITH A DEFLECTION ANGLE OF 90°00'00", 316.13 FEET; THENCE SOUTHERLY, WITH A DEFLECTION ANGLE OF 90°00'00", 319.19 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY HIGHWAY 2 (WINE HILL ROAD); THENCE NORTHWESTERLY, ALONG SAID NORTHEASTERLY LINE OF HIGHWAY 2, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1012.14 FEET, AN ARC DISTANCE OF 212.61 FEET TO AN IRON PIN AT A POINT OF TANGENCY, THE CHORD OF SAID ARC DEFLECTING 111°04'23" FROM THE LAST DESCRIBED COURSE; THENCE CONTINUING NORTHWESTERLY, ALONG SAID NORTHEASTERLY LINE OF HIGHWAY 2, ALONG SAID TANGENT, 95.97 FEET TO A POINT OF CURVATURE; THENCE CONTINUING NORTHWESTERLY, ALONG SAID NORTHEASTERLY LINE OF HIGHWAY 2, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 3849.69 FEET, AN ARC DISTANCE OF 442.42 FEET TO AN IRON PIN; THENCE NORTHEASTERLY, DEFLECTING 79°37'31" FROM THE CHORD OF SAID ARC, 117.00 FEET TO AN IRON PIN; THENCE NORTHWESTERLY, WITH A DEFLECTION ANGLE OF 90°30'37", 134.00 FEET TO AN IRON PIN; THENCE SOUTHWESTERLY, WITH A DEFLECTION ANGLE OF 89°06'07", 101.00 FEET TO AN IRON PIN AT SAID NORTHEASTERLY LINE OF HIGHWAY 2; THENCE NORTHWESTERLY, WITH A DEFLECTION ANGLE OF 95°34'45", ALONG SAID NORTHEASTERLY LINE OF HIGHWAY 2, 486.45 FEET TO AN IRON PIN AT A POINT OF CURVATURE; THENCE CONTINUING NORTHWESTERLY, ALONG SAID NORTHEASTERLY LINE OF HIGHWAY 2, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 686.80 FEET, AN ARC DISTANCE OF 269.57 FEET TO AN IRON PIN; THENCE NORTHERLY, DEFLECTING 59°29'53" FROM THE CHORD OF SAID ARC, 236.50 FEET TO THE POINT OF BEGINNING, CONTAINING 23.222 ACRES, MORE OR LESS.

SUBJECT TO A 6 FOOT WIDE PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS RETAINED BY THE GRANTOR (MICHAEL WELGE TRUST IN DOCUMENT NO. 2007R02007) MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN OLD CORNERSTONE AT THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; THENCE EASTERLY, ALONG THE NORTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 2, 824.27 FEET; THENCE SOUTHERLY, WITH A DEFLECTION ANGLE OF 90°00'00", 434.12 FEET TO AN IRON PIN FOR A POINT OF BEGINNING OF HEREIN DESCRIBED 6 FOOT WIDE EASEMENT; THENCE SOUTHWESTERLY, WITH A DEFLECTION ANGLE OF 13°37'42", 101.00 FEET TO AN IRON PIN AT NORTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY HIGHWAY 2 (WINE HILL ROAD); THENCE NORTHWESTERLY, WITH A DEFLECTION ANGLE OF 95°34'45", ALONG SAID NORTHEASTERLY LINE OF HIGHWAY 2, 6.03 FEET; THENCE NORTHEASTERLY, WITH A DEFLECTION ANGLE OF 84°25'15", 100.32 FEET; THENCE SOUTHEASTERLY, WITH A DEFLECTION ANGLE OF 89°06'07", 6.00 FEET TO THE POINT OF BEGINNING. ALSO TO BE CONVEYED HEREIN A 6 FOOT WIDE PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN OLD CORNERSTONE AT THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; THENCE EASTERLY, ALONG THE NORTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 2, 824.27 FEET; THENCE SOUTHERLY, WITH A DEFLECTION ANGLE OF 90°00'00", 434.12 FEET TO AN IRON PIN FOR A POINT OF BEGINNING OF HEREIN DESCRIBED 6 FOOT WIDE EASEMENT; THENCE SOUTHWESTERLY, WITH A DEFLECTION ANGLE OF 13°37'42", 101.00 FEET TO AN IRON PIN AT NORTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY HIGHWAY 2 (WINE HILL ROAD); THENCE SOUTHEASTERLY, WITH A DEFLECTION ANGLE OF 84°25'15", ALONG SAID NORTHEASTERLY LINE OF HIGHWAY 2, 6.03 FEET; THENCE NORTHEASTERLY, WITH A DEFLECTION ANGLE OF 95°34'45", 101.68 FEET; THENCE NORTHWESTERLY, WITH A DEFLECTION ANGLE OF 90°53'53", 6.00 FEET TO THE POINT OF BEGINNING. ALSO TO BE CONVEYED HEREIN A 16.5 FOOT WIDE PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN OLD CORNERSTONE AT THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; THENCE EASTERLY, ALONG THE NORTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 2, 954.97 FEET; THENCE SOUTHERLY, WITH A DEFLECTION ANGLE OF 90°00'00", 463.65 FEET TO AN IRON PIN



Declaration ID: 20260107977577
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00173

FOR A POINT OF BEGINNING OF HEREIN DESCRIBED 16.5 FOOT WIDE EASEMENT; THENCE NORTHWESTERLY, WITH A DEFLECTION ANGLE OF 102°43'49", 16.50 FEET; THENCE SOUTHWESTERLY, WITH A DEFLECTION ANGLE OF 89°29'23", 114.84 FEET TO A POINT AT THE NORTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY HIGHWAY 2 (WINE HILL ROAD); THENCE SOUTHEASTERLY, ALONG SAID NORTHEASTERLY LINE OF HIGHWAY 2, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 3849.69 FEET, AN ARC DISTANCE OF 16.62 FEET TO AN IRON PIN, THE CHORD OF SAID ARC DEFLECTING 83°02'29" FROM THE LAST DESCRIBED COURSE; THENCE NORTHEASTERLY, DEFLECTING 96°57'31" FROM THE CHORD OF SAID ARC, 117.00 FEET TO THE POINT OF BEGINNING.

EXCEPT PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT AN OLD CORNERSTONE A THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; THENCE EASTERLY, ALONG THE NORTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 2, 110.00 FEET TO AN OLD IRON PIN FOR A POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE CONTINUING EASTERLY, ALONG THE LAST DESCRIBED COURSE, ALONG SAID NORTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER, 52.00 FEET TO AN IRON PIN; THENCE SOUTHERLY, WITH A DEFLECTION ANGLE OF 89°57'00", 278.49 FEET TO AN IRON PIN AT THE NORTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY HIGHWAY 2 (WINE HILL ROAD); THENCE NORTHWESTERLY, ALONG SAID NORTHEASTERLY LINE OF HIGHWAY 2, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 686.80 FEET, AN ARC DISTANCE OF 66.90 FEET TO AN OLD IRON PIN; THE CHORD OF SAID ARC DEFLECTING 128°57'21" FROM THE LAST DESCRIBED COURSE; THENCE NORTHERLY, DEFLECTING 51°02'39" FROM THE CHORD OF SAID ARC, 236.50 FEET TO THE POINT OF BEGINNING, CONTAINING 0.308 ACRES, MORE OR LESS 25397

18-02-100-024

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

GREGORY W. RUSSELL TRUST AGREEMENT DATED APRIL 5, 2007

Seller's or trustee's name _____ Seller's trust number (if applicable - not an SSN or FEIN) _____
10631 WINE HILL RD _____ CHESTER _____ IL _____ 62233-3313
Street address (after sale) _____ City _____ State _____ ZIP _____
618-615-1760 _____ 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

JODI BANTER

Buyer's or trustee's name _____ Buyer's trust number (if applicable - not an SSN or FEIN) _____
210 W JENKINS ST _____ STEELEVILLE _____ IL _____ 62288-1138
Street address (after sale) _____ City _____ State _____ ZIP _____
618-615-2715 _____ 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:

JODI BANTER _____ 210 W JENKINS ST _____ STEELEVILLE _____ IL _____ 62288-1138
Name or company _____ Street address _____ City _____ State _____ ZIP _____
USA _____
Country _____



Declaration ID: 20260107977577
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00173

Preparer Information

- ARBEITER LAW OFFICES

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

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

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

To be completed by the Chief County Assessment Officer

1 079 47 F
County Township Class Cook-Minor Code 1 Code 2

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

Land	<u>3295</u>
Buildings	<u>3295</u>
Total	<u>3295</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

M21



Declaration ID: 20260107977577

Status: Closing Completed

State/County Stamp: Not Issued

Documnet No.: Not Recorded

2026R00173

Additional Sellers Information

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

Additional Buyers Information

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	180.00
COUNTY STAMP FEE	90.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	350.00



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 211 DIXIE

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

CHESTER

62233-0000

City or village

ZIP

T7S R6W

Township

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

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

18-180-008-00

102.5' X 100'

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

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

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

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

Current Intended

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

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

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

10 Identify only the items that apply to this sale.

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration 11 180,000.00
12a Amount of personal property included in the purchase 12a 0.00



Declaration ID: 20251207957743

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2056R00178

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			180,000.00
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			180,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			360.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			180.00
20	County tax stamps — multiply Line 18 by 0.25.	20			90.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			270.00

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

THE EAST 65 FEET OF LOT 6 AND THE WEST 37 1/2 FEET OF LOT 5 IN AMELIA M. DOUGLAS FIRST SUBDIVISION TO THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED JUNE 1, 1962, IN PLAT BOOK "H" AT PAGE 42 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

18-18-201-009

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

OWEN GROSS

Seller's or trustee's name

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

306 CLEO ST

Street address (after sale)

PERRYVILLE

City

MO

State

63775-2716

ZIP

618-314-5904

Seller's daytime phone

Phone extension

USA

Country

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

Buyer Information

JASON KOEN

Buyer's or trustee's name

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

211 DIXIE DR

Street address (after sale)

CHESTER

City

IL

State

62233-2107

ZIP

618-317-5633

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:

JASON KOEN

Name or company

211 DIXIE DR

Street address

CHESTER

City

IL

State

62233-2107

ZIP

USA

Country

Preparer Information



Declaration ID: 20251207957743
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R00178

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

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

Land	4000
Buildings	47,790
Total	51,850

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

M23



Declaration ID: 20251207957743

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2026 R00178

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
MACKENZIE GROSS	306 CLEO ST	PERRYVILLE	MO	637750000	6183145904	USA

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
KATRINA KOEN	211 DIXIE DRIVE	CHESTER	IL	622330000	6183177955	USA



RECORDED

01/16/2026 12:36 PM Pages: 2

2026R00180

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

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

- 1 20 E STATE ST
Street address of property (or 911 address, if available)
CHESTER 62233-0000
City or village ZIP
- T7S R6W
Township
- 2 Enter the total number of parcels to be transferred. 1
- 3 Enter the primary parcel identifying number and lot size or acreage
- | | | | |
|----------------------|---------------------|-------|--------------|
| <u>18-142-011-50</u> | <u>.75</u> | 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: <u> </u> |
| e ☐ | ☐ Apartment building (over 6 units) No. of units: <u> </u> |
| f ☐ | ☐ Office |
| g ☐ | ☐ Retail establishment |
| h ☐ | ☐ Commercial building (specify): <u> </u> |
| i ☐ | ☐ Industrial building |
| j ☐ | ☐ Farm |
| k ☐ | ☐ Other (specify): <u> </u> |

- 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): <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 | <u>0.00</u> |
| 2 Senior Citizens | <u>0.00</u> |
| 3 Senior Citizens Assessment Freeze | <u>0.00</u> |

Step 2: Calculate the amount of transfer tax due.

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

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



Declaration ID: 20260107978611
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00180

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.

BEGINNING AT A STONE AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION EIGHTEEN (18), TOWNSHIP SEVEN (7) SOUTH, RANGE SIX (6) WEST OF THE 3RD P.M., RANDOLPH COUNTY, ILLINOIS; THENCE EAST 7.87 9/10 CHAINS TO A POINT WHICH IS THE BEGINNING POINT OF THE LAND HEREIN DESCRIBED; THENCE NORTH 9.90 CHAINS; THENCE WEST 75.7 LINKS; SOUTH 9.90 CHAINS; THENCE EAST 75.7 LINKS TO THE PLACE OF BEGINNING AND CONTAINING .75 OF AN ACRE AND BEING A PART OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION EIGHTEEN (18), TOWNSHIP SEVEN (7) SOUTH, RANGE SIX (6) WEST OF THE 3RD P.M., RANDOLPH COUNTY, ILLINOIS.

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

18-18-329-P12

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

FKCG LAW

Seller's or trustee's name

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

2271 COUNTY ROAD 5

Street address (after sale)

CHESTER

City

IL

State

62233-2421

ZIP

618-615-7723

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

JACKIE L FREDERICK

Buyer's or trustee's name

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

20 E STATE ST

Street address (after sale)

CHESTER

City

IL

State

62233-1139

ZIP

618-697-8278

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: 20260107978611
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00180

JACKIE L FREDERICK	20 E STATE ST	CHESTER	IL	62233-1139
Name or company	Street address	City	State	ZIP
Preparer Information				
JASON 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
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	47	R		
	County	Township	Class	Cook-Minor	Code 1 Code 2
2	Board of Review's final assessed value for the assessment year prior to the year of sale.				
	Land			1705	
	Buildings			30795	
	Total			32500	
Illinois Department of Revenue Use				Tab number	
				M32	



Declaration ID: 20260107978611

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2026 R0 D180

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
CHEYENNE M. REICHRATH	20 E STATE STREET	CHESTER	IL	622330000	6185218275	USA



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 1205 OPDYKE ST

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

CHESTER

62233-0000

City or village

ZIP

T7S R6W

Township

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

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

08-065-012-00

0.8

Acres

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 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): STORAGE

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

35,000.00

12a Amount of personal property included in the purchase

12a

0.00



Declaration ID: 20251207966361
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2006 ROD 188

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	X	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			35,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			35,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			70.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			35.00
20	County tax stamps — multiply Line 18 by 0.25.	20			17.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			52.50

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

LOTS 13, 14, 15, 16, 17, AND 18 IN BLOCK 1 OF RIVERVIEW HIGHLANDS SUBDIVISION OF PART OF THE WEST HALF OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT OF SAID SUBDIVISION DATED DECEMBER 3, 1938, RECORDED DECEMBER 3, 1938, IN PLAT BOOK "G" AT PAGE 34 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PORTION OF LOTS 17 AND 18 CONVEYED BY HARRY KATZ AND HENRIETTA ALLEN KATZ, HIS WIFE, TO RANDOLPH DRAKE AND CARMEN DRAKE, HIS WIFE, BY WARRANTY DEED DATED FEBRUARY 14, 1952, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 18 OF SAID BLOCK 1; THENCE NORTHEAST ON THE MOST EASTERLY LINE OF LOT 18, 100 FEET; THENCE IN A SOUTHERLY DIRECTION ACROSS LOTS 17 AND 18 TO A POINT 35 FEET WEST OF THE MOST EASTERLY LINE OF LOT 17; THENCE IN A SOUTHEAST DIRECTION 85 FEET TO THE MOST SOUTHERLY LINE OF LOT 17; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERLY LINE OF LOTS 17 AND 18 TO THE PLACE OF BEGINNING.

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 A. GEISEN

Seller's or trustee's name

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

369 MULLINS RD

Street address (after sale)

CHESTER

City

IL

State

62233-1749

ZIP

618-615-3145

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

ANTHONY L. GEISEN

Buyer's or trustee's name

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

1305 ALLENDALE BLVD

Street address (after sale)

CHESTER

City

IL

State

62233-1319

ZIP

618-615-9903

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: 20251207966361
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R00188

ANTHONY L. GEISEN 1305 ALLENDALE BLVD CHESTER IL 62233-1319
Name or company Street address City State ZIP

Preparer Information

USA
Country

DON PAUL KOENEMAN - KOENEMAN

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

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

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

To be completed by the Chief County Assessment Officer

1 079 47 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 9600
Buildings 40,830
Total 50,430

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

M26

RECORDED

01/22/2026 09:08 AM Pages: 2

2026R00233

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	310.00
COUNTY STAMP FEE	155.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66

Total: 545.00

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

1 5 FOREST CT

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

CHESTER

62233-0000

City or village

ZIP

T7S R6W

Township

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

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

18-183-004-00

5.21

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel4 Date of instrument: 1/21/2026
Date5 Type of instrument (Mark with an "X."): ☒ Warranty deed
☐ Quit claim deed ☐ Executor deed ☐ Trustee deed
☐ Beneficial interest ☐ Other (specify):6 ☒ Yes ☐ No Will the property be the buyer's principal residence?7 ☒ Yes ☐ No Was the property advertised for sale?
(i.e., media, sign, newspaper, realtor)

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

Current Intended

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

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

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

10 Identify only the items that apply to this sale.

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11	310,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20251207967366
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R00233

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	310,000.00
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	310,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	620.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	310.00
20	County tax stamps — multiply Line 18 by 0.25.	20	155.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	465.00

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

LOT FOUR (4) IN AMELIA M. DOUGLAS SECOND ADDITION TO THE CITY OF CHESTER, COUNTY OF RANDOLPH, STATE OF ILLINOIS, AS SHOWN BY PLAT DATED MARCH 1, 1968, RECORDED MAY 2, 1968, IN BOOK "I" OF PLATS AT PAGE 36. SUBJECT TO RESTRICTIONS AS SHOWN BY BOOK 222 AT PAGE 871 AND 872 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS, AND ALL EASEMENTS APPARENT OR OF RECORD.

18-18-227-004

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

JEREMY E. HOMAN

Seller's or trustee's name

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

4590 PERDY RD
Street address (after sale)

CHESTER
City

IL
State

62233-2640
ZIP

618-615-3170
Seller's daytime phone

Phone extension

USA
Country

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

Buyer Information

JASON E. BOWLING

Buyer's or trustee's name

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

5 FOREST CT
Street address (after sale)

CHESTER
City

IL
State

62233-2116
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:

JASON E. BOWLING
Name or company

5 FOREST CT
Street address

CHESTER
City

IL
State

62233-2116
ZIP

Preparer Information

USA
Country



Declaration ID: 20251207967366
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00233

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 <u>079</u> <u>47</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>10,070</u> Buildings <u>76,015</u> Total <u>86,085</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>M39</u>



Declaration ID: 20251207967366

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2026R00233

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
ASHLEY M. HOMAN	4590 PERDY RD	CHESTER	IL	622330000	6186153170	USA

Additional Buyers Information

2026R00324

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



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

- 2009 STATE ST
Street address of property (or 911 address, if available)
CHESTER 62233-0000
City or Village ZIP
T7S R6W
Township
- Enter the total number of parcels to be transferred. 1
- Enter the primary parcel identifying number and lot size or acreage
18-121-001-00 50' x 125' Dimensions No
Primary PIN Lot size or acreage Unit Split
Parcel
- Date of instrument: 1/14/2026
Date
- Type of instrument (Mark with an "X."): X Warranty deed
 Quit claim deed Executor deed Trustee deed
 Beneficial interest Other (specify):
- Yes X No Will the property be the buyer's principal residence?
- X Yes No Was the property advertised for sale?
(i.e., media, sign, newspaper, realtor)
- Identify the property's current and intended primary use.
Current Intended
a Land/lot only
b X X Residence (single-family, condominium, townhome, or duplex)
c Mobile home residence
d Apartment building (6 units or less) No. of units:
e Apartment building (over 6 units) No. of units:
f Office
g Retail establishment
h Commercial building (specify):
i Industrial building
j Farm
k Other (specify):

- Identify any significant physical changes in the property since January 1 of the previous year and enter the date of the change. Date of significant change:
Date
 Demolition/damage Additions Major remodeling
 New construction Other (specify):
- Identify only the items that apply to this sale.
a Fulfillment of installment contract
year contract initiated :
b Sale between related individuals or corporate affiliates
c Transfer of less than 100 percent interest
d Court-ordered sale
e Sale in lieu of foreclosure
f Condemnation
g Short sale
h Bank REO (real estate owned)
i Auction sale
j Seller/buyer is a relocation company
k Seller/buyer is a financial institution or government agency
l Buyer is a real estate investment trust
m Buyer is a pension fund
n Buyer is an adjacent property owner
o Buyer is exercising an option to purchase
p Trade of property (simultaneous)
q Sale-leaseback
r Other (specify):
s 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	75,000.00
12a Amount of personal property included in the purchase	12a	0.00

2026R00324

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 8 IN FAIRGROUND PARK SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED APRIL 21, 1931, IN PLAT BOOK "G" AT PAGE 16 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

18-18-307-005

Step 4: Complete the requested information.

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

Seller Information

ZOE E. M. SELLERS

Seller's or trustee's name

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

2009 STATE ST
Street address (after sale)

CHESTER
City

IL
State

62233-1119
ZIP

618-826-2331

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

LARRY M. KORANDO

Buyer's or trustee's name

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

2005 STATE ST
Street address (after sale)

CHESTER
City

IL
State

62233-1119
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:

LARRY M. KORANDO

Name or company

2005 STATE ST

Street address

CHESTER

City

IL
State

62233-1119

ZIP

USA
Country

2026R00324

Preparer Information

DON PAUL KOENEMAN - KOENEMAN

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

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

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

To be completed by the Chief County Assessment Officer

1	079 47 R	3	Year prior to sale	2025
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.	4	Does the sale involve a mobile home assessed as real estate?	Yes No
	Land	5	Comments	
	Buildings			
	Total			

Illinois Department of Revenue Use

Tab number

M51



Declaration ID: 20260107974576

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2026 R00324

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
MARCUS A. REDNOUR						

Additional Buyers Information

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



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 106 ALLAN ST

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

CHESTER

62233-0000

City or village

ZIP

T7S R6W

Township

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

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

18-169-011-00

0.55

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 2/4/2026
Date

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

 Quit claim deed Executor deed Trustee deed

 Beneficial interest Other (specify):

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

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

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

Current Intended

a Land/lot only

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

c Mobile home residence

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

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

f Office

g Retail establishment

h Commercial building (specify):

i Industrial building

j Farm

k Other (specify):

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

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

10 Identify only the items that apply to this sale.

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

11 280,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20260107983601
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R00407

Seller Information

DONALD J. DOUGHERTY

Seller's or trustee's name

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

111 SUMMEY BARKER DR
Street address (after sale)

DALLAS
City

NC
State

28034-7774
ZIP

618-615-0772

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

THOMAS ANTHONY FLYNN AND CARRIE DIANE FLYNN, CO-TRUSTEES OF THE
FLYNN FAMILY TRUST DATED MAY 11, 2023

Buyer's or trustee's name

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

614 WILLOW DR

Street address (after sale)

BREA
City

CA
State

92821-5046
ZIP

310-925-7997

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:

THOMAS ANTHONY FLYNN AND
CARRIE DIANE FLYNN,
CO-TRUSTEES OF THE FLYNN
FAMILY TRUST DATED MAY 11, 2023

614 WILLOW DR
Street address

BREA
City

CA
State

92821-5046
ZIP

USA

Country

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

205 E MARKET ST

Street address

RED BUD

City

IL

State

62278-1525

ZIP

cooperlieferlaw@gmail.com

Preparer's email address (if available)

618-282-3866

Preparer's daytime phone

Phone extension

USA

Country

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

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

Extended legal description

Form PTAX-203-A

Itemized list of personal property

Form PTAX-203-B

To be completed by the Chief County Assessment Officer

1 079 47 R
County Township Class Cook-Minor Code 1 Code 2

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

Land

Buildings

Total

9370
71345
80715

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

~~1111~~ MUI



Declaration ID: 20260107983601
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00407

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
18-169-014-00	0.22	Acres	No

Personal Property Table



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 216 LONDELL

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

CHESTER

62233-0000

City or village

ZIP

T7S R6W

Township

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

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

18-184-008-00

0.23

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 2/25/2026

Date

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

 Quit claim deed Executor deed Trustee deed

 Beneficial interest Other (specify):

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

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

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

Current Intended

a Land/lot only

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

c Mobile home residence

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

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

f Office

g Retail establishment

h Commercial building (specify):

i Industrial building

j Farm

k Other (specify):

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

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

10 Identify only the items that apply to this sale.

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

11 260,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20260107973267
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00681

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	260,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14	0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15	0.00
16	If this transfer is exempt, identify the provision.	16	b ☐ k ☐ m ☐
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17	260,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	520.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	260.00
20	County tax stamps — multiply Line 18 by 0.25.	20	130.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	390.00

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

PARCEL 1:

LOT 26 OF AMELIA M. DOUGLAS' SECOND ADDITION TO THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, AS SAME IS FOUND RECORDED IN PLAT BOOK "I" AT PAGE 36 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS.

PARCEL 2:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 26 OF AMELIA M. DOUGLAS' SECOND ADDITION TO THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS; THENCE SOUTHERLY 150 FEET ALONG THE SOUTHERLY PROJECTION OF THE EAST LINE OF SAID LOT 26; THENCE WESTERLY 100 FEET PARALLEL TO THE SOUTH LINE OF SAID LOT 26; THENCE NORTHERLY ALONG A SOUTHERLY PROJECTION OF THE WEST LINE OF SAID LOT 26, 150 FEET TO THE SOUTHWEST CORNER OF SAID LOT 26; THENCE EASTERLY 100 FEET ALONG THE SOUTH LINE OF SAID LOT 26 TO THE PLACE OF BEGINNING, BEING A PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS.

18-18-205-017; 18-18-205-008

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

GLENN E. ANDREWS

Seller's or trustee's name

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

1031 GUN CLUB RD
Street address (after sale)

ROCKWOOD
City

IL
State

62280-1241
ZIP

618-615-1685
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

ADAM LEE DIERCKS

Buyer's or trustee's name

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

216 LON DELL DR
Street address (after sale)

CHESTER
City

IL
State

62233-2110
ZIP

618-708-7269
Buyer's daytime phone

Phone extension

USA
Country

2026R00681

☒ Under penalties of perjury, I 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:

ADAM LEE DIERCKS 216 LON DELL DR CHESTER IL 62233-2110
 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 47 R
 County Township Class Cook-Minor Code 1 Code 2
 2 Board of Review's final assessed value for the assessment year prior to the year of sale.
 Land 6210
 Buildings 51445
 Total 57655
 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

M108



Declaration ID: 20260107973267
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2626 R00681

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
18-167-007-50	0.34	Acres	No

Personal Property Table



Declaration ID: 20260107973267

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2026R00681

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
TAMMY R. ANDREWS						

Additional Buyers Information



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 WINE HILL RD

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

STEELEVILLE

62288-0000

City or village

ZIP

T7S R6W

Township

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

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

08-002-008-00

20

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 3/2/2026
Date

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

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

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

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

Current Intended

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

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

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

10 Identify only the items that apply to this sale.

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

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration

11 _____ 160,000.00

12a Amount of personal property included in the purchase

12a _____ 0.00

2026R00685

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			160,000.00
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			160,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			320.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			160.00
20	County tax stamps — multiply Line 18 by 0.25.	20			80.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			240.00

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

THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1 IN TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, CONTAINING 18 ACRES, MORE OR LESS.

AND

A NON-EXCLUSIVE ROADWAY OR RIGHT-OF-WAY 20 FEET WIDE OVER AND ACROSS THE LANDS OF EDWARD KOENEMAN AND MARTHA KOENEMAN AND BEING DESCRIBED AS FOLLOWS: BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, AND BEING MORE FULLY DESCRIBED AS FOLLOWS: STARTING 17 RODS EAST FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; THENCE RUNNING DUE SOUTH 640 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE M.F.T. ROAD RUNNING FROM BREMEN TO WELGE, ILLINOIS, WHICH SAID POINT IS THE BEGINNING POINT OF THE ROADWAY OR RIGHT-OF-WAY TO BE HEREIN LEASED FOR 99 YEARS, DOCUMENT DATED APRIL 3, 1941, AND RECORDED IN BOOK 111 AT PAGE 151 IN THE RANDOLPH COUNTY, ILLINOIS, LAND RECORDS; THENCE RUNNING IN A SOUTHEASTERLY DIRECTION 34 RODS; THENCE RUNNING DUE EAST 12 RODS; THENCE SOUTH 18 RODS; THENCE EAST 7 RODS OR TO THE RIGHT-OF-WAY OF THE MISSOURI PACIFIC RAILROAD, THE ABOVE-DESCRIBED BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 6 WEST, RANDOLPH COUNTY, ILLINOIS. SUBJECT TO RIGHT-OF-WAY RESTRICTIONS AND MAINTENANCE AS STATED IN THE AGREEMENT IN AFORESAID BOOK 111 AT PAGE 151 IN THE RANDOLPH COUNTY, ILLINOIS, LAND RECORDS.

18-01-100-006

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

NEAL A. HAERTLING

Seller's or trustee's name

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

701 S CHESTER ST
Street address (after sale)

STEELEVILLE
City

IL
State

62288-2301
ZIP

618-303-0528

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

JEFFREY ALLEN WACHTEL

Buyer's or trustee's name

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

11002 WINE HILL RD
Street address (after sale)

STEELEVILLE
City

IL
State

62288-2902
ZIP



Declaration ID: 20260207991749
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00685

618-713-6787

Buyer's daytime phone

Phone extension

USA

Country

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

Mail tax bill to:

JEFFREY ALLEN WACHTEL

Name or company

11002 WINE HILL RD

Street address

STEELEVILLE

City

IL

State

62288-2902

ZIP

Preparer Information

USA

Country

DON PAUL KOENEMAN - KOENEMAN

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

609 STATE ST

Street address

CHESTER

City

IL

State

62233-1635

ZIP

kandklaw@frontier.com

Preparer's email address (if available)

618-826-4561

Preparer's daytime phone

Phone extension

USA

Country

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

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

Extended legal description

Form PTAX-203-A

Itemized list of personal property

Form PTAX-203-B

To be completed by the Chief County Assessment Officer

1 079 47 F
County Township Class Cook-Minor Code 1 Code 2

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

3 Year prior to sale 2025

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

5 Comments

Land 5885

Buildings 5885

Total 5885

Illinois Department of Revenue Use

Tab number

M109



Declaration ID: 20260207991749

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2026 R000685

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
JENNIFER R. HAERTLING						

Additional Buyers Information



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 212 LONDELL

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

CHESTER

62233-0000

City or village

ZIP

T7S R6W

Township

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

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

18-184-006-00

0.23

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 2/13/2026
Date

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

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

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

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

Current Intended

a ☐ Land/lot only

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

c ☐ Mobile home residence

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

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

f ☐ Office

g ☐ Retail establishment

h ☐ Commercial building (specify): _____

i ☐ Industrial building

j ☐ Farm

k ☐ Other (specify): _____

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	285.00
COUNTY STAMP FEE	142.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	507.50

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration

11 285,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20260207991164
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00687

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	285,000.00
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	285,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	570.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	285.00
20	County tax stamps — multiply Line 18 by 0.25.	20	142.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	427.50

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

PARCEL 1:

LOT 24 OF AMELIA M. DOUGLAS' SECOND ADDITION TO THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, AS SHOWN RECORDED IN PLAT BOOK "I" AT PAGE 36 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

PARCEL 2:

PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 24 IN AMELIA M. DOUGLAS' SECOND ADDITION TO THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS; THENCE SOUTHERLY 150 FEET ALONG THE SOUTHERLY PROJECTION OF THE EAST LINE OF SAID LOT 24; THENCE WESTERLY 65 FEET PARALLEL TO THE SOUTH LINE OF SAID LOT 24; THENCE NORTHWESTERLY 154 FEET TO THE SOUTHWEST CORNER OF SAID LOT 24; THENCE EASTERLY 100 FEET ALONG THE SOUTH LINE OF SAID LOT 24 TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

18-18-205-006; 18-18-205-015

Step 4: Complete the requested information.

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

Seller Information

DIXIE BROCKMEYER

Seller's or trustee's name

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

PO BOX 203

Street address (after sale)

CHESTER

City

IL

State

62233-0203

ZIP

618-967-2205

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 S. YOUNG

Buyer's or trustee's name

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

211 LON DELL DR

Street address (after sale)

CHESTER

City

IL

State

62233-2111

ZIP

309-824-0052

Buyer's daytime phone

Phone extension

USA

Country

2026R00687

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

Mail tax bill to:

DENNIS S. YOUNG 211 LON DELL DR CHESTER IL 62233-2111
Name or company Street address City State ZIP

USA
Country

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 62233-1635
State 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 47 R
County Township Class Cook-Minor Code 1 Code 2
2 Board of Review's final assessed value for the assessment year prior to the year of sale.
Land 6075
Buildings 62685
Total 68760
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

M110



Declaration ID: 20260207991164
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00687

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
18-167-006-50	0.29	Acres	No

Personal Property Table



Declaration ID: 20260207991164

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2026 R000687

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
TERRI BETH WINGERTER						



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 2412 STATE ST

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

CHESTER

62233-0000

City or village

ZIP

T7S R6W

Township

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

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

18-172-006-00

0.46

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."): 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 11 180,000.00
 12a Amount of personal property included in the purchase 12a 0.00



Declaration ID: 20260207996982
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00762

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			180,000.00
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			180,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			360.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			180.00
20	County tax stamps — multiply Line 18 by 0.25.	20			90.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			270.00

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

LOTS 7, 6, AND 35 FEET OFF THE ENTIRE NORTHERLY SIDE OF LOT 5 IN BLOCK 1 OF THE WELGE BROS. SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT OF SAID SUBDIVISION, RECORDED IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS, IN PLAT BOOK "G" AT PAGE 36. ALSO, BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 9 IN BLOCK 1 IN WELGE BROS. SUBDIVISION AS SHOWN IN PLAT BOOK "G" AT PAGE 36 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE R.O.W. LINE OF STATE BOND ISSUE ROUTE #150 A DISTANCE OF 300 FEET TO A POINT; THENCE SOUTHWEST ON A LINE PARALLEL TO THE SAID STATE R.O.W. LINE A DISTANCE OF 50 FEET AND TO THE MOST NORTHEASTERLY CORNER OF LOT 1 IN BLOCK 2 OF WELGE BROS. SECOND SUBDIVISION AS SHOWN IN PLAT BOOK "G" AT PAGE 71 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS; THENCE WEST ALONG THE NORTH LINE OF THE SAID BLOCK 2 A DISTANCE OF 360 FEET TO THE NORTHWEST CORNER OF LOT 6 OF SAID BLOCK 2 OF WELGE BROS. SECOND SUBDIVISION, ALSO THE MOST SOUTHERLY CORNER OF LOT 4 OF BLOCK 1 OF WE1GE BROS. SUBDIVISION; THENCE IN A NORTHEASTERLY DIRECTION ON THE SOUTHEASTERLY LINE OF BLOCK 1 IN SAID WELGE BROS. SUBDIVISION AND PARALLEL TO THE R.O.W. LINE OF STATE BOND ISSUE ROUTE #150 A DISTANCE OF 250 FEET TO THE PLACE OF BEGINNING.

18-07-453-018

Step 4: Complete the requested information.

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

Seller Information

GARY KOTHE

Seller's or trustee's name

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

2807 STATE ST

Street address (after sale)

CHESTER

City

IL

State

62233-2205

ZIP

618-826-4003

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

CHRISTOPHER BURRIS

Buyer's or trustee's name

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

2412 STATE ST

Street address (after sale)

CHESTER

City

IL

State

62233-1146

ZIP

618-615-7155

Buyer's daytime phone

Phone extension

USA

Country



Declaration ID: 20260207996982
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 ROD 762

☒ Under penalties of perjury, I 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:

CHRISTOPHER BURRIS 2412 STATE ST CHESTER IL 62233-1146
Name or company Street address City State ZIP

USA
Country

Preparer Information

ARBEITER LAW OFFICES/SW

Preparer and company name 1019 STATE ST
Street address
rwa@arbeiterlaw.com
Preparer's email address (if available)

Preparer's file number (if applicable) CHESTER
City
618-826-2369
Preparer's daytime phone

Escrow number (if applicable) IL 62233-1657
State ZIP
USA
Country

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

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

To be completed by the Chief County Assessment Officer

1 079 47 R
County Township Class Cook-Minor Code 1 Code 2

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

Land 6470
Buildings 35875
Total 42345

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

M119



Declaration ID: 20260207996982
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R00762

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
18-163-015-00	1.03	Acres	No

Personal Property Table



Declaration ID: 20260207996982

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2021eR00762

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
JEANA KOTHE	2807 STATE ST	CHESTER	IL	622330000	5738469048	USA

Additional Buyers Information



PTAX-203

Illinois Real Estate Transfer Declaration

2026R00780

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	172.00
COUNTY STAMP FEE	86.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	338.00

Step 1: Identify the property and sale information.

1 1228 OPDYKE ST
Street address of property (or 911 address, if available)
CHESTER 62233-0000
City or village ZIP

T7S R6W
Township

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

18-128-005-00	0.42	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 3/13/2026
Date

5 Type of instrument (Mark with an "X."): 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 17,815.00

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11	<u>172,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20260307914899
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00780

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			172,000.00
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			172,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			344.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			172.00
20	County tax stamps — multiply Line 18 by 0.25.	20			86.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			258.00

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

LOTS 15, 16, AND THE SOUTHEAST HALF OF LOT 14, IN BLOCK 3 OF RIVERVIEW HIGHLANDS SUBDIVISION OF PART OF THE WEST HALF OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED DECEMBER 3, 1938, IN PLAT BOOK "G" AT PAGE 34 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS.

18-30-128-013

Step 4: Complete the requested information.

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

Seller Information

SHAWN E. STRAIGHT

Seller's or trustee's name

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

113 NEIL ST

Street address (after sale)

CHESTER

City

IL

State

62233-2225

ZIP

618-967-7363

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

OSMAN ALEXANDER HERRERA BARRIOS

Buyer's or trustee's name

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

1228 OPDYKE ST

Street address (after sale)

CHESTER

City

IL

State

62233-2005

ZIP

618-826-4561

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:

OSMAN ALEXANDER HERRERA

Name of company

1228 OPDYKE ST

Street address

CHESTER

City

IL

State

62233-2005

ZIP

USA

Country

Preparer Information

2026R00780

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

1 019 47 R
 County Township Class Cook-Minor Code 1 Code 2

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

Land	6565
Buildings	27020
Total	33585

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

M121



Declaration ID: 20260307914899

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2026R00780

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
REGINA L. STRAIGHT JANICE K. DETTMER						

Additional Buyers Information



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 7 KNOLLWOOD DR
 Street address of property (or 911 address, if available)
CHESTER 62233-0000
 City or village ZIP

T7S R6W
 Township

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

Primary PIN	Lot size or acreage	Unit	No Split Parcel
18-192-016-00	4.68	Acres	No

4 Date of instrument: 3/27/2026
 Date

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

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	233.00
COUNTY STAMP FEE	116.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66

Total: 429.50

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

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

10 Identify only the items that apply to this sale.

- a Fullfillment of installment contract
 year contract initiated: _____
- b Sale between related individuals or corporate affiliates
- c Transfer of less than 100 percent interest
- d Court-ordered sale
- e Sale in lieu of foreclosure
- f Condemnation
- g X 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 38,798.00

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	232,750.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20260307914884
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026000941

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			232,750.00
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			232,750.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			466.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			233.00
20	County tax stamps — multiply Line 18 by 0.25.	20			116.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			349.50

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

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, THENCE EASTERLY ALONG THE SOUTH LINE OF SAID QUARTER QUARTER 550.00 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION, THENCE CONTINUING EASTERLY ALONG THE SOUTH LINE OF SAID QUARTER QUARTER 320.00 FEET, THENCE NORTHERLY WITH A DEFLECTION ANGLE OF 91 DEGREES 36' TO THE LEFT 719.64 FEET TO A POINT ON THE SOUTH LINE OF A 50 FOOT WIDE PRIVATE ROADWAY, THENCE SOUTHWESTERLY WITH A DEFLECTION ANGLE OF 113 DEGREES 40' TO THE LEFT (TURNED TO CHORD OF A CURVE TO THE LEFT HAVING A RADIUS OF 405.00 FEET) 118.30 FEET (MEASURED ALONG CHORD OF SAID CURVE), THENCE SOUTHWESTERLY WITH A DEFLECTION ANGLE OF 8 DEGREES 30' TO THE LEFT (TURNED FROM CHORD OF SAID CURVE) 60.00 FEET THENCE SOUTHWESTERLY WITH A DEFLECTION ANGLE OF 10 DEGREES 54' TO THE RIGHT (TURNED TO CHORD OF CURVE TO THE RIGHT HAVING A RADIUS OF 455.00 FEET) 172.18 FEET, (MEASURED ALONG CHORD OF SAID CURVE), THENCE SOUTHERLY WITH A DEFLECTION ANGLE OF 68 DEGREES 44' TO THE LEFT (TURNED FROM CHORD OF SAID CURVE) 568.37 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION AND CONTAINING 4.70 ACRES MORE OR LESS AND BEING A PART OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS.

18-19-102-003

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

HEIRS AND DEVISEES OF CARLETTA MISSELHORN, DECEASED

Seller's or trustee's name

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

2511 S ILLINOIS AVE OFC

Street address (after sale)

CARBONDALE

City

IL

State

62903-5944

ZIP

618-497-4121

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

ROBIN ROWOLD

Buyer's or trustee's name

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

7 KNOLLWOOD DR

Street address (after sale)

CHESTER

City

IL

State

62233-1416

ZIP



Declaration ID: 20260307914884
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00941

618-317-4525

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:

ROBIN ROWOLD

Name or company

7 KNOLLWOOD DR

Street address

CHESTER

City

IL

State

62233-1416

ZIP

Preparer Information

ARBEITER LAW OFFICES/SW

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

1019 STATE ST

Street address

CHESTER

City

IL

State

62233-1657

ZIP

rwa@arbeiterlaw.com

Preparer's email address (if available)

618-826-2369

Preparer's daytime phone

Phone extension

USA

Country

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

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

To be completed by the Chief County Assessment Officer

1 County 079 Township 47 Class R 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

16285
78540
94825

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

M137



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 206 DIXIE DR

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

CHESTER

62233-0000

City or village

ZIP

T7S R6W

Township

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

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

18-180-014-00

0.17

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument:

4/24/2026

Date

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

Quit claim deed

Executor deed

Trustee deed

Beneficial interest

Other (specify):

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

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

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

Current Intended

a Land/lot only

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

c Mobile home residence

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

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

f Office

g Retail establishment

h Commercial building (specify):

i Industrial building

j Farm

k Other (specify):

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	145.00
COUNTY STAMP FEE	72.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66

Total: 297.50

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 X Homestead exemptions on most recent tax bill:

1 General/Alternative 6,000.00

2 Senior Citizens 0.00

3 Senior Citizens Assessment Freeze 0.00

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration

11 145,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20260407934244
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R012666

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

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

LOT 20 IN AMELIA M. DOUGLAS' FIRST SUBDIVISION TO THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, AS SHOWN RECORDED IN PLAT BOOK "H" AT PAGE 42 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

18-18-204-003

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

ANDREW J. MILLER

Seller's or trustee's name

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

3600 BURNING STAR 2 RD

Street address (after sale)

DU QUOIN

City

IL

State

62832-3314

ZIP

618-615-2105

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

COLTON A. WARHAUSEN

Buyer's or trustee's name

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

206 DIXIE DR

Street address (after sale)

CHESTER

City

IL

State

62233-2106

ZIP

618-615-6312

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:

COLTON A. WARHAUSEN

Name or company

206 DIXIE DR

Street address

CHESTER

City

IL

State

62233-2106

ZIP

USA

Country

Preparer Information

DON PAUL KOENEMAN - KOENEMAN



Declaration ID: 20260407934244
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R01266

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	019	47	R		
	County	Township	Class	Cook-Minor	Code 1 Code 2
2	Board of Review's final assessed value for the assessment year prior to the year of sale.				
	Land	5000			
	Buildings	32105			
	Total	37105			
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 ML93		



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 113 WELGE DR

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

CHESTER

62233-0000

City or village

ZIP

T7S R6W

Township

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

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

18-176-010-00

0.1600

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 70,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20260407943935
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01256

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			70,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			70,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			140.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			70.00
20	County tax stamps — multiply Line 18 by 0.25.	20			35.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			105.00

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

LOT 1 IN BLOCK 2 IN WELGE BROTHERS SECOND SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK "G" AT PAGE 71, 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.

18-07-453-034

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

ANIBAL HUMBERTO ORDONEZ

Seller's or trustee's name

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

113 WELGE DR

Street address (after sale)

CHESTER

City

IL

State

62233-2101

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

JADA J. BERRY

Buyer's or trustee's name

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

113 WELGE DR

Street address (after sale)

CHESTER

City

IL

State

62233-2101

ZIP

618-826-2515

Buyer's daytime phone

Phone extension

USA

Country

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

Mail tax bill to:

JADA J. BERRY

Name or company

113 WELGE DR

Street address

CHESTER

City

IL

State

62233-2101

ZIP



Declaration ID: 20260407943935
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

202601256

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)

F-7186

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 47 R.
County Township Class Cook-Minor Code 1 Code 2

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

Land

Buildings

Total

4930

13370

18300

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

M189



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 304 DIXIE DR

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

CHESTER

62233-0000

City or village

ZIP

T7S R6W

Township

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

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

18-167-016-00

0.90

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument:

4/3/2026

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 Yes X No Was the property advertised for sale?

(i.e., media, sign, newspaper, realtor)

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

Current Intended

a Land/lot only

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

c Mobile home residence

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

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

f Office

g Retail establishment

h Commercial building (specify):

i Industrial building

j Farm

k Other (specify):

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

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

10 Identify only the items that apply to this sale.

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration

11 125,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20260307923383
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R01233

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			125,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			125,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			250.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			125.00
20	County tax stamps — multiply Line 18 by 0.25.	20			62.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			187.50

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

TRACT 1:

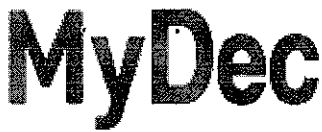
PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN IN THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS.
COMMENCING AT AN OLD STONE AT THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN IN THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS; THENCE WESTERLY ALONG THE NORTH LINE OF SAID SECTION 18, 746.40 FEET FOR A POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE CONTINUING WESTERLY ON THE LAST DESCRIBED COURSE ALONG SAID NORTH LINE OF SECTION 18, 270.00 FEET TO AN IRON PIN AT THE NORTHEAST CORNER OF AMELIA M. DOUGLAS' FIRST ADDITION TO THE CITY OF CHESTER; THENCE SOUTHERLY WITH A DEFLECTION ANGLE OF 89°46'50" ALONG THE EAST LINE OF SAID SUBDIVISION 100.00 FEET TO THE NORTH LINE OF DIXIE DRIVE; THENCE EASTERLY WITH A DEFLECTION ANGLE OF 90°13'10" ALONG SAID NORTH LINE OF DIXIE DRIVE EXTENDED, 270.00 FEET; THENCE NORTHERLY WITH A DEFLECTION ANGLE OF 89°46'50" PARALLEL WITH SAID EAST LINE OF AMELIA M. DOUGLAS' FIRST ADDITION, 100.00 FEET TO THE POINT OF BEGINNING.

PIN: 18-167-009-50 (18-18-227-007)
PRIOR DEED: BOOK 585 PAGE 932

TRACT 2:

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:
COMMENCING AT AN OLD STONE AT THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS; THENCE WESTERLY ALONG THE NORTH LINE OF SAID SECTION 18, 1016.40 FEET TO AN IRON PIN AT THE NORTHEAST CORNER OF AMELIA M. DOUGLAS' FIRST ADDITION TO THE CITY OF CHESTER; THENCE SOUTHERLY WITH A DEFLECTION ANGLE OF 89°46'50" ALONG THE EAST LINE OF SAID SUBDIVISION, 100.00 FEET TO THE NORTH LINE OF DIXIE DRIVE; THENCE EASTERLY WITH A DEFLECTION ANGLE OF 90°13'10" ALONG SAID NORTH LINE OF DIXIE DRIVE EXTENDED, 10.00 FEET; THENCE SOUTHERLY WITH A DEFLECTION ANGLE OF 90°13'10" PARALLEL WITH THE EAST LINE OF LOT 28 OF SAID AMELIA M. DOUGLAS FIRST ADDITION, 200.95 FEET TO AN OLD IRON PIN AT THE NORTHWEST CORNER OF LOT 6 OF AMELIA M. DOUGLAS' SECOND ADDITION FOR A POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE EASTERLY WITH A DEFLECTION ANGLE OF 90°12'48" ALONG THE NORTH LINE OF SAID AMELIA M. DOUGLAS' SECOND ADDITION, 260.00 FEET TO AN IRON PIN; THENCE NORTHERLY WITH A DEFLECTION ANGLE OF 89°47'12" PARALLEL WITH SAID EAST LINE OF LOT 28, 150.95 FEET TO AN IRON PIN; THENCE WESTERLY WITH A DEFLECTION ANGLE OF 90°12'48", 235.09 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25 FEET, AN ARC DISTANCE OF 39.18 FEET TO AN IRON PIN AT A POINT OF TANGENCY; THENCE SOUTHERLY 126.04 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 0.899 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RESTRICTIONS APPARENT AND OF RECORD.

AND ALSO A NON-EXCLUSIVE EASEMENT FOR RIGHT OF WAY PURPOSES FOR INGRESS AND EGRESS FOR THE BENEFIT OF AND APPURTENANT TO THE ABOVE-DESCRIBED REAL ESTATE, SAID EASEMENT BEING DESCRIBED AS FOLLOWS:
A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN IN THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:
BEGINNING AT AN OLD STONE AT THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN IN THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS; THENCE WESTERLY ALONG THE NORTH LINE OF SAID SECTION 18, 746.40 FEET; THENCE SOUTHERLY WITH A DEFLECTION ANGLE OF 89°46'50", 100.00 FEET TO AN IRON PIN, THE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED; THENCE WESTERLY WITH A DEFLECTION ANGLE OF 89°46'50", 260.00 FEET; THENCE SOUTHERLY WITH A DEFLECTION ANGLE OF 89°46'50", 74.91 FEET TO AN IRON PIN; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25 FEET, AN ARC DISTANCE OF 39.18 FEET TO A POINT OF TANGENCY; THENCE EASTERLY ALONG SAID TANGENT; 235.09 FEET TO AN IRON PIN; THENCE NORTHERLY WITH A DEFLECTION ANGLE OF 89°47'12" TO THE POINT OF BEGINNING. SAID EASEMENT WAS ORIGINALLY RECORDED IN BOOK 268 AT PAGE 78 IN THE OFFICE OF THE RECORDER OF DEEDS, RANDOLPH COUNTY, ILLINOIS.



Declaration ID: 20260307923383
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

202603079233

PIN: 18-167-016-00 (18-18-227-005)
PROPERTY ADDRESS: 304 DIXIE DRIVE, CHESTER, IL 62233
PRIOR DEED: BOOK 360 PAGE 757

TRACT 3:

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN IN THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT AN OLD STONE AT THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN IN THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS; THENCE WESTERLY ALONG THE NORTH LINE OF SAID SECTION 18, 746.40 FEET; THENCE SOUTHERLY WITH A DEFLECTION ANGLE OF 89°46'50", 100.00 FEET; THENCE WESTERLY WITH A DEFLECTION ANGLE OF 89°45'50", 260.00 FEET; THENCE SOUTHERLY WITH A DEFLECTION ANGLE OF 89°46'50", 74.91 FEET TO AN IRON PIN; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25 FEET, AN ARC DISTANCE OF 39.18 FEET TO A POINT OF TANGENCY; THENCE EASTERLY ALONG SAID TANGENT, 235.09 FEET TO AN IRON PIN; THENCE SOUTHERLY WITH A DEFLECTION ANGLE OF 90°12'48", 150.95 FEET TO AN IRON PIN ON THE NORTH LINE OF AMELIA M. DOUGLAS SECOND ADDITION; THENCE EASTERLY WITH A DEFLECTION ANGLE OF 90°12'48" ALONG SAID NORTH LINE OF AMELIA M. DOUGLAS SECOND ADDITION, 747.32 FEET TO AN OLD IRON PIN ON THE EAST LINE OF SAID SECTION 18, THENCE NORTHERLY WITH A DEFLECTION ANGLE OF 89°57'43" ALONG SAID EAST LINE, 301.05 FEET TO THE POINT OF BEGINNING CONTAINING 5.451 ACRES, MORE OR LESS AND SUBJECT TO A RIGHT OF WAY EASEMENT OVER THE WEST 260 FEET THEREOF.

PIN: 18-167-008-50 (18-18-227-008)
PRIOR DEED: BOOK 360 456

ALL OF THE ABOVE PROPERTIES IDENTIFIED AS TRACT 1, TRACT 2 AND TRACT 3 ARE SUBJECT TO EASEMENT DATED JUNE 15, 1963, AND RECORDED JUNE 27, 1967, IN BOOK 220, PAGE 321 MADE BY AMELIA DOUGLAS, A WIDOW TO CITY OF CHESTER, AND ALSO SUBJECT TO EASEMENT DATED JANUARY 2, 1980, AND RECORDED JANUARY 7, 1980, IN BOOK 268, PAGE 78 MADE BY MARK NORDMEYER TO CONAN J. NORDMEYER.

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

18-18-227-005

Step 4: Complete the requested information.

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

Seller Information

GRACE CHURCH MINISTRIES OF CHESTER, INC.

Seller's or trustee's name _____ Seller's trust number (if applicable - not an SSN or FEIN) _____
2100 STATE ST _____ CHESTER _____ IL _____ 62233-1100
Street address (after sale) _____ City _____ State _____ ZIP _____
618-826-4734 _____ 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

RONALD E. COLEMAN

Buyer's or trustee's name _____ Buyer's trust number (if applicable - not an SSN or FEIN) _____
304 DIXIE DR _____ CHESTER _____ IL _____ 62233-2108
Street address (after sale) _____ City _____ State _____ ZIP _____
618-615-1918 _____ 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.



Declaration ID: 20260307923383
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

20260307923383

Mail tax bill to:

RONALD E. COLEMAN 304 DIXIE DR CHESTER IL 62233-2108
Name or company Street address City State ZIP

Preparer Information

ARBEITER LAW OFFICES/SW

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	019	47	R	11	23
	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				
Illinois Department of Revenue Use			Tab number M181		



Declaration ID: 20260307923383

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2026RD1233

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
18-167-009-50	.62	Acres	No
18-167-008-50	5.48	Acres	No

Personal Property Table

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	102.00
COUNTY STAMP FEE	51.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	233.00



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 210 E OLD PLANK

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

CHESTER

62233-0000

City or village

ZIP

T7S R6W

Township

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

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

18-166-011-00

0.61

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 4/9/2026
Date

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

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

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

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

Current Intended

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

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

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

11 102,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20260407932339
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R01060

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			102,000.00
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			102,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			204.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			102.00
20	County tax stamps — multiply Line 18 by 0.25.	20			51.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			153.00

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

PARCEL 1: 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, 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", 952.60 FEET TO AN IRON PIN FOR A POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE CONTINUING NORTHERLY ON THE LAST DESCRIBED COURSE 200.00 FEET TO AN IRON PIN; THENCE WESTERLY WITH A DEFLECTION ANGLE OF 90°02'50", 99.75 FEET TO AN IRON PIN; THENCE SOUTHERLY WITH A DEFLECTION ANGLE OF 90°00' PARALLEL WITH AND 132 FEET EAST OF THE WEST LINE OF SAID SECTION 8, 200.00 FEET TO AN OLD IRON PIN; THENCE EASTERLY WITH A DEFLECTION ANGLE OF 90°00', 99.59 FEET TO THE POINT OF BEGINNING.

PARCEL 2: 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, 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", 1,407.82 FEET TO AN OLD AXLE ON THE SOUTH LINE OF ILLINOIS STATE ROUTE 150 (70 FEET WIDE); THENCE SOUTHWESTERLY WITH A DEFLECTION ANGLE OF 97°14'00" ALONG SAID SOUTH LINE OF ROUTE 150, 80.59 FEET FOR A POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE CONTINUING SOUTHWESTERLY ALONG SAID SOUTH LINE OF ROUTE 150, 20.16 FEET TO AN OLD IRON PIN; THENCE SOUTHERLY WITH A DEFLECTION ANGLE OF 82°48'50" PARALLEL WITH AND 132 FEET EAST OF THE WEST LINE OF SAID SECTION 8, 222.62 FEET TO AN IRON PIN; THENCE EASTERLY WITH A DEFLECTION ANGLE OF 90°00', 20.00 FEET; THENCE NORTHERLY WITH A DEFLECTION ANGLE OF 90°00', 225.14 FEET TO THE POINT OF BEGINNING.

18-08-301-020

Step 4: Complete the requested information.

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

Seller Information

DAWN M. FRAZER

Seller's or trustee's name

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

456 SARAH CIR
Street address (after sale)

DYERSBURG
City

TN
State

38024-9228
ZIP

618-615-9246
Seller's daytime phone

Phone extension

USA
Country

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



Declaration ID: 20260407932339
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01000

Buyer Information

JONAH 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 _____
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:

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

Preparer Information

DON PAUL KOENEMAN - KOENEMAN

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

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

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

To be completed by the Chief County Assessment Officer

1 079 47 R
County Township Class Cook-Minor Code 1 Code 2
2 Board of Review's final assessed value for the assessment year prior to the year of sale.
Land 7275
Buildings 12630
Total 19905
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

M161



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 201 RIVERVIEW

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

CHESTER

62233-0000

City or village

ZIP

T7S R6W

Township

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

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

18-129-012-00

0.18

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 3/31/2026
Date

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

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

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

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

Current Intended

a 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 11 120,000.00
 12a Amount of personal property included in the purchase 12a 0.00



Declaration ID: 20260307929081
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00979

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	120,000.00
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	120,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	240.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	120.00
20	County tax stamps — multiply Line 18 by 0.25.	20	60.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	180.00

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

LOT ONE (1) IN BLOCK FIVE (5) IN RIVERVIEW HIGHLANDS SUBDIVISION OF PART OF WEST HALF OF SECTION THIRTY (30), TOWNSHIP SEVEN (7) SOUTH, RANGE SIX (6) WEST OF 3RD P.M. AS SHOWN IN PLAT BOOK "G", PAGE 34 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.

18-30-129-001

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

ERICA WALLS

Seller's or trustee's name

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

333 LYNNIE ST
Street address (after sale)

PERRYVILLE
City

MO
State

63775-2765
ZIP

618-615-0417
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

TRENTIN D. EGGEMEYER

Buyer's or trustee's name

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

201 RIVERVIEW BLVD
Street address (after sale)

CHESTER
City

IL
State

62233-1824
ZIP

618-980-8349
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:

TRENTIN D. EGGEMEYER
Name or company

201 RIVERVIEW BLVD
Street address

CHESTER
City

IL
State

62233-1824
ZIP



Declaration ID: 20260307929081
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00979

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)

Escrow number (if applicable)

RED BUD

City

IL

State

62278-1525

ZIP

618-282-3866

Preparer's daytime phone

Phone extension

USA

Country

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

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

Extended legal description

Form PTAX-203-A

Itemized list of personal property

Form PTAX-203-B

To be completed by the Chief County Assessment Officer

1 079 47 R
County Township Class Cook-Minor Code 1 Code 2

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

Land 5280
Buildings 15080
Total 20360

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

M147



AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	14.00
COUNTY STAMP FEE	7.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	101.00



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

- 1 101 ADAMS DR
Street address of property (or 911 address, if available)
- CHESTER 62233-0000
City or village ZIP
- T7S R6W
Township
- 2 Enter the total number of parcels to be transferred. 1
- 3 Enter the primary parcel identifying number and lot size or acreage
- | 18-145-002-00 | 7700 | Sq. Feet | No |
|---------------|---------------------|----------|--------------|
| Primary PIN | Lot size or acreage | Unit | Split Parcel |
- 4 Date of instrument: 5/8/2026
Date
- 5 Type of instrument (Mark with an "X."): ☒ Warranty deed
☐ Quit claim deed ☐ Executor deed ☐ Trustee deed
☐ Beneficial interest ☐ Other (specify):
- 6 ☒ Yes ☐ No Will the property be the buyer's principal residence?
- 7 ☐ Yes ☒ No Was the property advertised for sale?
(i.e., media, sign, newspaper, realtor)
- 8 Identify the property's current and intended primary use.
- Current Intended
- a ☐ Land/lot only
- b ☐ Residence (single-family, condominium, townhome, or duplex)
- c ☒ ☒ Mobile home residence
- d ☐ Apartment building (6 units or less) No. of units: _____
- e ☐ Apartment building (over 6 units) No. of units: _____
- f ☐ Office
- g ☐ Retail establishment
- h ☐ Commercial building (specify): _____
- i ☐ Industrial building
- j ☐ Farm
- k ☐ Other (specify): _____

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

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11	13,800.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20260507964768
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R01415

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	X	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			13,800.00
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			13,800.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			28.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			14.00
20	County tax stamps — multiply Line 18 by 0.25.	20			7.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			21.00

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

LOT 7 IN EMMA YOUNG SUBDIVISION, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED IN BOOK 'H', PAGE 33 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

18-08-301-014

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

JOHN COLVIS

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

4403 SUNRISE CT ELLIS GROVE IL 62241-1774
Street address (after sale) City State ZIP

618-520-2393 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

AUSTIN WHEAT

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

101 ADAMS DR CHESTER IL 62233-2231
Street address (after sale) City State ZIP

618-615-5077 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:

AUSTIN WHEAT 101 ADAMS DR CHESTER IL 62233-2231
Name or company Street address City State ZIP

Preparer Information

USA
Country



Declaration ID: 20260507964768
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01415

JOHN COLVIS -

Preparer and company name

4403 SUNRISE CT

Street address

jsivlock@gmail.com

Preparer's email address (if available)

Preparer's file number (if applicable)

ELLIS GROVE

City

618-520-2393

Preparer's daytime phone

Escrow number (if applicable)

IL

State

62241-1774

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

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

Land 3090
Buildings 3910
Total 7000

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 226



Declaration ID: 20260407936339
Status: Closing Completed
Document No.: Not Recorded

18

State/County Stamp:



RECORDED

05/06/2026 10:46 AM Pages: 3



PTAX-203

Illinois Real Estate Transfer Declaration

2026R01375

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	131.00
COUNTY STAMP FEE	65.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66

Total: 276.50

Step 1: Identify the property and sale information.

1 103 PAULETTE ST

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

CHESTER 62233-0000
City or village ZIP

T7S R6W
Township

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

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

18-177-012-00	75' X 140'	Dimensions	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 4/23/2026
Date

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

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

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

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

Current Intended

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

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

	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 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	131,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20260407936339
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 RD 1375

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	131,000.00
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	131,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	262.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	131.00
20	County tax stamps — multiply Line 18 by 0.25.	20	65.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	196.50

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

LOT 16 AND THE EAST HALF OF LOT 15 IN BLOCK 1 OF WELGE BROTHERS' THIRD SUBDIVISION, AS SHOWN BY PLAT RECORDED IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS, ON AUGUST 14, 1953 IN PLAT BOOK "G", PAGE 84, SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS.

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

18-07-428-010

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

ARDELL L. KRUSE, TRUSTEE

Seller's or trustee's name

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

351 LOCKWOOD DR OFC

Street address (after sale)

RED BUD

City

IL

State

62278-2033

ZIP

618-317-4596

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

ALLECIA CROSS

Buyer's or trustee's name

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

103 PAULETTE ST

Street address (after sale)

CHESTER

City

IL

State

62233-2245

ZIP

618-318-7829

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:

ALLECIA CROSS

Name or company

103 PAULETTE ST

Street address

CHESTER

City

IL

State

62233-2245

ZIP



Declaration ID: 20260407936339
Status: Assessor Review
Document No.: 2026R01375
Recording Date: 5/6/2026

State/County Stamp: 1-346-890-480

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

Preparer and company name

205 E MARKET ST

Street address

cooperlieferlaw@gmail.com

Preparer's email address (if available)

USA

Country

F-7169

Preparer's file number (if applicable)

Escrow number (if applicable)

RED BUD

City

IL

State

62278-1525

ZIP

618-282-3866

Preparer's daytime phone

Phone extension

USA

Country

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

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

To be completed by the Chief County Assessment Officer

1 079 47 R
County Township Class Cook-Minor Code 1 Code 2

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

Land 5690
Buildings 36370
Total 42060

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 218



Declaration ID: 20260407936339

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2026 R01375

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
ANNA CHILDS	103 PAULETTE STREET	CHESTER	IL	622330000	6188262515	USA



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 309 MURPHYSBORO

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

CHESTER 62233-0000
City or village ZIP

T7S R6W
Township

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

18-192-026-50	0.40	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	149.00
COUNTY STAMP FEE	74.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	303.50

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

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

10 Identify only the items that apply to this sale.

- a ☐ Fullfillment of installment contract
year contract initiated :
b ☐ Sale between related individuals or corporate affiliates
c ☐ Transfer of less than 100 percent interest
d ☐ Court-ordered sale
e ☐ Sale in lieu of foreclosure
f ☐ Condemnation
g ☐ Short sale
h ☐ Bank REO (real estate owned)
i ☐ Auction sale
j ☐ Seller/buyer is a relocation company
k ☐ Seller/buyer is a financial institution or government agency
l ☐ Buyer is a real estate investment trust
m ☐ Buyer is a pension fund
n ☐ Buyer is an adjacent property owner
o ☐ Buyer is exercising an option to purchase
p ☐ Trade of property (simultaneous)
q ☐ Sale-leaseback
r ☐ Other (specify):
s ☒ Homestead exemptions on most recent tax bill:
1 General/Alternative 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	149,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20260507963917
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

20210604

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	X	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			149,000.00
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			149,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			298.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			149.00
20	County tax stamps — multiply Line 18 by 0.25.	20			74.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			223.50

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

LOTS 3 AND 4 IN BLOCK 2, AND LOT 5 IN BLOCK 2, EXCEPT THE EAST 50 FEET THEREOF, ALL IN NORA WELGE'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, IN THE CITY OF CHESTER, ILLINOIS, AS RECORDED IN VOLUME "G" OF PLATS AT PAGE 32, 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.

18-18-331-002

Step 4: Complete the requested information.

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

Seller Information

CHASE J. AND NATALIE BECKER

Seller's or trustee's name

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

951 10TH ST
Street address (after sale)

CARLYLE
City

IL
State

62231-1235
ZIP

618-335-9150

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

IAN REITH

Buyer's or trustee's name

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

309 MURPHYSBORO RD
Street address (after sale)

CHESTER
City

IL
State

62233-2021
ZIP

618-615-8756

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:

IAN REITH

Name or company

309 MURPHYSBORO RD

Street address

CHESTER

City

IL

State

62233-2021

ZIP



Declaration ID: 20260507963917
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 Roll 4

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

Preparer and company name

205 E MARKET ST

Street address

cooperlieferlaw@gmail.com

Preparer's email address (if available)

USA

Country

F-7206

Preparer's file number (if applicable)

Escrow number (if applicable)

RED BUD

City

IL

State

62278-1525

ZIP

618-282-3866

Preparer's daytime phone

Phone extension

USA

Country

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

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

Extended legal description

Form PTAX-203-A

Itemized list of personal property

Form PTAX-203-B

To be completed by the Chief County Assessment Officer

1 079 47 R
County Township Class Cook-Minor Code 1 Code 2

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

Land 8710
Buildings 39450
Total 48160

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

M243



Declaration ID: 20260507963917

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2026 BO 11604

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
ASHTYN JANY	309 MURPHYSBORO ROAD	CHESTER	IL	622330000	6186158756	USA



RECORDED

06/08/2026 11:19 AM Pages: 3

2026R01697

MELANIE L. JOHNSON CLERK & RECORDER
RANDOLPH COUNTY, ILLINOIS

PTAX-203

Illinois Real Estate
Transfer Declaration

Step 1: Identify the property and sale information.

1 110 ESTATE

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

CHESTER 62233-0000
City or village ZIPT7S R6W
Township

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

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

18-186-002-00	203' x 248.76'	Sq. Feet	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 5/8/2026
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	250.00
COUNTY STAMP FEE	125.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	455.00

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
	☐	☐	☐
	☐	☐	☐

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	250,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20260407942013

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R011697

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	250,000.00
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	250,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	500.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	250.00
20	County tax stamps — multiply Line 18 by 0.25.	20	125.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	375.00

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

LOTS 4 AND 5 BIRCHLER COUNTRY ESTATES, BEING S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 8, TOWNSHIP 7 SOUTH, RANGE 6 WEST, THIRD PRINCIPAL MERIDIAN, AND PART OF LOTS 1, 2, AND 3 OF BIRCHLER'S LAKEVIEW SUBDIVISION, CITY OF CHESTER, COUNTY OF RANDOLPH, STATE OF ILLINOIS, CONTAINING LOTS 1 THROUGH 40, BOTH INCLUSIVE, AS PER PLAT RECORDED OCTOBER 22, 1971, IN PLAT BOOK "I" AT PAGE 66 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS.

ALSO, A PERPETUAL, NON-EXCLUSIVE, DRIVEWAY EASEMENT OVER THE FOLLOWING TRACT OF LAND: A 30 FOOT WIDE EASEMENT WHOSE CENTERLINE IS DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 6 OF BIRCHLER'S LAKEVIEW SUBDIVISION TO THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, AS RECORDED IN PLAT BOOK "G", PAGES 92 & 93 OF THE RANDOLPH COUNTY RECORDS; THENCE SOUTHERLY ALONG THE EAST LINE OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, 287.54 FEET FOR A POINT OF BEGINNING OF HEREIN DESCRIBED CENTERLINE; THENCE WESTERLY WITH A DEFLECTION ANGLE OF 92°06'30", 106.45 FEET TO THE EASTERLY LINE OF LAKEVIEW DRIVE AND THERETO END.

AND ALSO, PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 6 IN BIRCHLER'S LAKEVIEW SUBDIVISION TO THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS; THENCE SOUTHERLY AND ALONG THE EASTERLY LINE OF NEIL STREET, 40.08 FEET, WHICH IS THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE IN AN EASTERLY DIRECTION 222.09 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 7; THENCE SOUTHERLY ON THE EAST LINE OF SECTION 7 TO THE NORTHEAST CORNER OF A 30 FOOT WIDE EASEMENT CONVEYED TO ROBERT A. HEUER AND MARLA E. HEUER, HIS WIFE, AS JOINT TENANTS, BY QUIT CLAIM DEED DATED OCTOBER 8, 1981, IN BOOK 278, PAGE 302, RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS; THENCE WESTERLY TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF LAKEVIEW DRIVE; THENCE IN A NORTHERLY AND NORTHWESTERLY DIRECTION ALONG THE EASTERLY LINE OF LAKEVIEW DRIVE TO THE POINT OF BEGINNING. SUBJECT TO AN EASEMENT CONVEYED TO MELVIN MIDDENDORF AND DOROTHY MIDDENDORF, HIS WIFE, IN JOINT TENANCY, DATED MAY 23, 1975, AND RECORDED MAY 23, 1975, IN BOOK 244, PAGE 519 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

EXCEPT, PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 6 IN BIRCHLER'S LAKEVIEW SUBDIVISION TO THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF NEIL STREET 40.08 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE IN AN EASTERLY DIRECTION 222.09 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 7; THENCE SOUTHERLY ON THE EAST LINE OF SECTION 7 TO A POINT WHICH IN 105 FEET SOUTH OF THE SOUTHEAST CORNER OF SAID LOT 6; THENCE IN A WESTERLY DIRECTION TO A POINT ON A DIRECT SOUTHERLY EXTENSION OF THE WESTERLY LINE OF LOT 6, SAID POINT BEING 80 FEET SOUTH OF THE SOUTHWEST CORNER OF LOT 6; THENCE NORTHERLY ALONG SAID LINE 39.92 FEET TO THE POINT OF BEGINNING.

AND, BEGINNING AT THE SOUTHWEST CORNER OF LOT 6 IN BIRCHLER'S LAKEVIEW SUBDIVISION IN THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, THENCE IN A SOUTHERLY DIRECTION ALONG A LINE WHICH IS A DIRECT EXTENSION OF THE WESTERLY BOUNDARY LINE OF SAID LOT 6 FOR A DISTANCE OF 80 FEET TO A POINT WHICH IS THE POINT OF BEGINNING OF THE DESCRIPTION OF THE DESCRIPTION HEREIN CONVEYED; THENCE EASTERLY ON AN IMAGINARY LINE TO A POINT OF THE WESTERLY BOUNDARY LINE OF SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, WHICH POINT IS ALSO 105 FEET SOUTH OF AN IRON PIPE LOCATED IN THE SOUTHEASTERLY CORNER OF SAID LOT 6; THENCE CONTINUING SOUTHERLY ON THE AFORESAID QUARTER QUARTER SECTION LINE TO AN IRON PIPE LOCATED IN THE SOUTHWEST CORNER OF LOT 3 IN BIRCHLER COUNTY ESTATE SUBDIVISION IN THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS; THENCE IN A NORTHWESTERLY DIRECTION AT AN ANGLE TO A POINT WHICH IS 40 FEET WEST OF THE WESTERLY BOUNDARY LINE OF THE AFORESAID QUARTER QUARTER SECTION AND WHICH POINT IS ALSO 30 FEET SOUTH OF THE AFORESAID IMAGINARY



Declaration ID: 20260407942013
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01097

EAST-WEST LINE; THENCE CONTINUING DUE WESTERLY ON A LINE PARALLEL TO THE SAID EAST-WEST IMAGINARY LINE TO A POINT WHICH INTERSECTS WITH SOUTHERLY EXTENSION OF THE EASTERLY BOUNDARY LINE OF AFORESAID NEIL STREET; THENCE NORTHERLY TO THE PLACE OF BEGINNING.

18-08-354-009; 18-07-479-055

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 DIDDLEBOCK

Seller's or trustee's name

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

484 HAYDEN DR
Street address (after sale)

WATERLOO
City

IL
State

62298-1094
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

DAISY L. CONNER

Buyer's or trustee's name

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

110 ESTATE DR
Street address (after sale)

CHESTER
City

IL
State

62233-2220
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:

DAISY L. CONNER

Name or company

110 ESTATE DR

Street address

CHESTER

City

IL

State

62233-2220

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



Declaration ID: 20260407942013
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R01097

079	47	R				
County	Township	Class	Cook-Minor	Code 1	Code 2	
2	Board of Review's final assessed value for the assessment year prior to the year of sale.					
	Land	5405				
	Buildings	102060				
	Total	107465				
Illinois Department of Revenue Use						
Tab number M249						



Declaration ID: 20260407942013

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01497

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
18-162-020-00	.44	Acres	No

Personal Property Table



Declaration ID: 20260407942013

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

20260407942013

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
SUSAN DIDDLEBOCK	484 HAYDEN DRIVE	WATERLOO	IL	622980000	0000000000	USA

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
ZACKERY D. CONNER	110 ESTATE DRIVE	CHESTER	IL	622330000	0000000000	USA



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 2954 CARDINALS LN

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

CHESTER

62233-0000

City or village

ZIP

T7S R6W

Township

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

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

08-021-010-50

2.0

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 5/27/2026
Date

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

Quit claim deed Executor deed Trustee deed

Beneficial interest X Other (specify): Special Warranty Deed

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

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

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

Current Intended

a Land/lot only

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

c Mobile home residence

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

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

f Office

g Retail establishment

h Commercial building (specify):

i Industrial building

j Farm

k Other (specify):

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

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

10 Identify only the items that apply to this sale.

- a 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 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 14,680.00

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: 20260507966991
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

20260507966991

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.

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF RANDOLPH, STATE OF ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SAID SECTION 15; THENCE NORTHERLY ALONG THE WEST LINE OF THE SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 470.83 FEET TO AN IRON PIN MONUMENT WITH AN ALUMINUM CAP, SAID IRON PIN BEING THE POINT OF BEGINNING FOR THIS DESCRIPTION; FROM SAID POINT OF BEGINNING; THENCE CONTINUING NORTHERLY ALONG THE SAID WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 214.18 FEET TO AN IRON AXLE; THENCE EASTERLY ALONG A LINE WITH A DEFLECTION ANGLE OF 88°48'49", A DISTANCE OF 406.85 FEET TO AN IRON PIN MONUMENT WITH AN ALUMINUM CAP; THENCE SOUTHERLY ALONG A LINE WITH A DEFLECTION ANGLE OF 91°11'11", A DISTANCE OF 214.18 FEET TO AN IRON PIN MONUMENT WITH AN ALUMINUM CAP; THENCE WESTERLY ALONG A LINE WITH A DEFLECTION ANGLE OF 88°48'49", A DISTANCE OF 406.85 FEET TO THE POINT OF BEGINNING. EXCEPTING COAL, OIL, GAS AND OTHER MINERALS EXCEPTED OR RESERVED IN PRIOR CONVEYANCES, IF ANY. SITUATED IN THE COUNTY OF RANDOLPH, STATE OF ILLINOIS.

18-15-400-029

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 WATERLOO, A BANKING CORPORATION

37-0573575

Seller's or trustee's name

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

228 S MAIN ST

WATERLOO

IL

62298-1324

Street address (after sale)

City

State

ZIP

618-444-4463

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

RICHARD SELLERS

Buyer's or trustee's name

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

1600 LEHMEN DR

CHESTER

IL

62233-2553

Street address (after sale)

City

State

ZIP

618-979-3496

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.



Declaration ID: 20260507966991
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01725

Mail tax bill to:

RICHARD SELLERS 1600 LEHMEN DR CHESTER IL 62233-2553
Name or company Street address City State ZIP

USA
Country

Preparer Information

ARBEITER LAW OFFICES/SW

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

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

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

To be completed by the Chief County Assessment Officer

1 079 47 R
County Township Class Cook-Minor Code 1 Code 2

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

Land 2465
Buildings 49610
Total 52075

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: 20260507966991

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

20260507966991

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
TONIA SELLERS						



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 9836 SURMAN

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

CHESTER

62233-0000

City or village

ZIP

T7S R6W

Township

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

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

08-013-001-00

5.17

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 6/12/2026
Date

5 Type of instrument (Mark with an "X."): Warranty deed
Quit claim deed Executor deed X 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	330.00
COUNTY STAMP FEE	165.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	575.00

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 X Homestead exemptions on most recent tax bill:
1 General/Alternative 6,000.00
2 Senior Citizens 5,000.00
3 Senior Citizens Assessment Freeze 0.00

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration 330,000.00
12a Amount of personal property included in the purchase 0.00



Declaration ID: 20260507972399

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01778

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.

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 9, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS. COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; THENCE WESTERLY ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, 493.05 FEET FOR A POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE CONTINUING WESTERLY ON THE LAST DESCRIBED COURSE ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, 492.06 FEET TO THE EAST LINE OF A 5 ACRE TRACT CONVEYED TO ROSELLA LEADERS ET AL BY WARRANTY DEED DATED NOVEMBER 6, 1992, AND RECORDED IN BOOK 242, PAGE 787 OF THE RANDOLPH COUNTY RECORDS; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LEADERS TRACT, 443.3 FEET; THENCE EASTERLY PARALLEL WITH SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 490.9 FEET; THENCE NORTHERLY ALONG THE WEST LINE OF THE EAST 3/8TH OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, 443.3 FEET TO THE POINT OF BEGINNING CONTAINING 5.00 ACRES, MORE OR LESS, EXCEPT THE EAST 30 FEET THEREOF, AND SUBJECT TO AN EXISTING PUBLIC ROAD OVER THE NORTHERLY PORTION THEREOF.

18-09-200-014

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 InformationRONALD L. KORANDO, TRUSTEE OF THE RONALD L. KORANDO TRUST
AGREEMENT DATED 2/16/2026

Seller's or trustee's name

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

3389 STATE ROUTE 150

CHESTER

IL

62233-2259

Street address (after sale)

City

State

ZIP

618-615-3444

USA

Seller's daytime phone

Phone extension

Country

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

Buyer Information

TIMOTHY J. BERT

Buyer's or trustee's name

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

9870 SURMAN LN

CHESTER

IL

62233-3226

Street address (after sale)

City

State

ZIP

618-615-0775

USA

Buyer's daytime phone

Phone extension

Country



Declaration ID: 20260507972399
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01778

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

Mail tax bill to:

TIMOTHY J. BERT 9870 SURMAN LN CHESTER IL 62233-3226
Name or company Street address City State ZIP

USA
Country

Preparer Information

ARBEITER LAW OFFICES/SW

Preparer and company name 1019 STATE ST
Street address
rwa@arbeiterlaw.com
Preparer's email address (if available)

Preparer's file number (if applicable) CHESTER
City
618-826-2369
Preparer's daytime phone

Escrow number (if applicable) IL 62233-1657
State ZIP
USA
Country

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

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

To be completed by the Chief County Assessment Officer

1 079 47 F
County Township Class Cook-Minor Code 1 Code 2

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

Land 2445
Buildings 84065
Total 86510

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

M278



Declaration ID: 20260507972399

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2026R01778

Additional Sellers Information

Additional Buyers Information

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



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 2313 OLD PLANK RD
Street address of property (or 911 address, if available)
CHESTER 62233-0000
City or village ZIP
T7S R6W
Township

2 Enter the total number of parcels to be transferred. 1
3 Enter the primary parcel identifying number and lot size or acreage
18-163-015-50 0.63 Acres No
Primary PIN Lot size or acreage Unit Split Parcel

4 Date of instrument: 6/15/2026
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):

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	140.00
COUNTY STAMP FEE	70.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	290.00

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	140,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20260607990394
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01809

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			140,000.00
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			140,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			280.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			140.00
20	County tax stamps — multiply Line 18 by 0.25.	20			70.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			210.00

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

PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT AN OLD STONE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, 912.46 FEET TO AN IRON PIN; THENCE SOUTHEASTERLY WITH A DEFLECTION ANGLE OF 49°05'40", 196.00 FEET TO AN IRON PIN; FOR A POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE NORTHEASTERLY WITH A DEFLECTION ANGLE OF 91°02'50", 100 FEET TO AN IRON PIN; THENCE SOUTHEASTERLY WITH A DEFLECTION ANGLE OF 91°02'50", 150.00 FEET TO A POINT IN AN EXISTING PUBLIC ROAD; THENCE SOUTHWESTERLY WITH A DEFLECTION ANGLE OF 88°57'10" ALONG SAID ROAD, 100.00 FEET; THENCE NORTHWESTERLY WITH A DEFLECTION ANGLE OF 91°02'50", 150.00 FEET TO THE POINT OF BEGINNING.

AND:

A PART OF THE WEST ONE-HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF RANDOLPH, STATE OF ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT AN OLD CORNERSTONE MONUMENTING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 6 WEST; THENCE SOUTH ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE LAST AFORESAID SECTION 7, A RECORD DISTANCE OF 702.47 FEET TO AN IRON PIN MONUMENT AT THE NORTHWEST MOST CORNER OF A TRACT OR PARCEL OF LAND AS FOUND DESCRIBED AND RECORDED IN DOCUMENT NO. 2024R02739; THENCE CONTINUING SOUTH ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE LAST AFORESAID SECTION 7 PROJECTED, A RECORD DISTANCE OF 209.86 FEET TO AN OLD IRON PIN MONUMENTING THE SOUTHWEST MOST CORNER OF A TRACT OR PARCEL OF LAND AS FOUND DESCRIBED AND RECORDED IN DOCUMENT NO. 2024R02739; THENCE SOUTHEASTERLY ALONG THE SOUTHWEST LINE OF A TRACT OR PARCEL OF LAND AS FOUND DESCRIBED AND RECORDED IN DOCUMENT NO. 2024R02739 WITH A RECORD DEFLECTION ANGLE OF 49°06'26" TO THE LEFT, A RECORD DISTANCE OF 106.00 FEET TO AN IRON PIN, BEING THE POINT OF BEGINNING FOR THIS DESCRIPTION; FROM SAID POINT OF BEGINNING, THENCE NORTHEAST ALONG THE SOUTHEAST LINE OF A TRACT OR PARCEL OF LAND AS FOUND DESCRIBED AND RECORDED IN DOCUMENT NO. 2024R02739 WITH A RECORD DEFLECTION ANGLE OF 88°10'55" TO THE LEFT, A RECORD DISTANCE OF 100.00 FEET TO AN IRON PIN; THENCE SOUTHEAST ALONG THE SOUTHEAST LINE OF A TRACT OR PARCEL OF LAND AS FOUND DESCRIBED AND RECORDED IN DOCUMENT NO. 2024R02739 WITH A RECORD DEFLECTION ANGLE OF 88°09'33" TO THE RIGHT, A RECORD DISTANCE OF 85.00 FEET TO AN OLD IRON PIN MONUMENTING THE NORTH MOST CORNER OF A TRACT OR PARCEL OF LAND AS FOUND DESCRIBED AND RECORDED IN BOOK 330 AT PAGE 680; THENCE SOUTHWEST ALONG THE NORTHWEST LINE OF A TRACT OR PARCEL OF LAND AS FOUND DESCRIBED AND RECORDED IN BOOK 330 AT PAGE 680 WITH A RECORD DEFLECTION ANGLE OF 88°58'32" TO THE RIGHT, A RECORD DISTANCE OF 100.00 FEET TO AN IRON PIN; THENCE NORTHWEST ALONG A LINE WITH A RECORD DEFLECTION ANGLE OF 91°02'50" TO THE RIGHT, A RECORD DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PART DESCRIBED IN DEDICATION OF RIGHT OF WAY RECORDED DECEMBER 12, 2000, IN BOOK 609 AT PAGE 907, MADE BY DOROTHY M. GRAH TO THE STATE OF ILLINOIS, DESCRIBED AS FOLLOWS:

GENERAL DESCRIPTION: A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF RANDOLPH, STATE OF ILLINOIS.

DETAIL DESCRIPTION: COMMENCING AT A STONE MONUMENT FOUND AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7; THENCE SOUTHERLY ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7, A MEASURED DISTANCE OF 912.53 FEET TO AN



Declaration ID: 20260607990394
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01809

IRON PIN MONUMENT FOUND; THENCE SOUTHEASTERLY ALONG A LINE WITH A MEASURED DEFLECTION ANGLE OF 49°05'53", A MEASURED DISTANCE OF 195.86 FEET TO AN IRON PIN MONUMENT FOUND AT THE WESTERNMOST CORNER OF A TRACT OR PARCEL OF LAND AS FOUND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 330 AT PAGE 680 IN THE OFFICE OF THE COUNTY CLERK; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF THE LAST AFORESAID TRACT OR PARCEL OF LAND WITH A MEASURED DEFLECTION ANGLE OF 91°02'35", A MEASURED DISTANCE OF 100.04 FEET TO AN IRON PIN MONUMENT FOUND AT THE NORTHERNMOST CORNER OF THE LAST AFORESAID TRACT OR PARCEL OF LAND; THENCE SOUTHEASTERLY ALONG THE MONUMENTED NORTHEASTERLY LINE OF THE LAST AFORESAID TRACT OR PARCEL OF LAND A MEASURED DEFLECTION ANGLE OF 90°58'45", A DISTANCE OF 137.44 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; FROM SAID POINT OF BEGINNING; THENCE CONTINUING SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF THE LAST AFORESAID TRACT OR PARCEL OF LAND, A DISTANCE OF 12.56 FEET TO THE EASTERNMOST CORNER OF THE LAST AFORESAID TRACT OR PARCEL OF LAND; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF THE LAST AFORESAID TRACT OR PARCEL OF LAND WITH A MEASURED DEFLECTION ANGLE OF 89°01'21", A MEASURED DISTANCE OF 100.20 FEET TO THE MONUMENTED SOUTHERNMOST CORNER OF THE LAST AFORESAID TRACT OR PARCEL OF LAND; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF THE LAST AFORESAID TRACT OR PARCEL OF LAND WITH A MEASURED DEFLECTION ANGLE OF 91°02'29", A DISTANCE OF 15.43 FEET TO A POINT; THENCE NORTHEASTERLY ALONG A LINE WITH A DEFLECTION ANGLE OF 90°39'33", A DISTANCE OF 82.76 FEET TO A POINT; THENCE NORTHEASTERLY ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST BEING TANGENT TO THE LAST AFORESAID LINE AT THE LAST AFORESAID POINT, SAID ARC HAVING A RADIUS OF 1441.805 FEET AND AN INTERNAL ANGLE OF 00°41'32", A DISTANCE OF 17.42 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

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: 18-163-015-50

PROPERTY ADDRESS: 2313 OLD PLANK RD.

CHESTER, IL 62233

18-07-451-033

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

TRACY L HOOPER

Seller's or trustee's name

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

11317 CRYSTAL SPRINGS RD

Street address (after sale)

SPARTA

City

IL

State

62286-3605

ZIP

618-317-1093

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 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

618-826-5021

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:



Declaration ID: 20260607990394
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01809

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

Preparer Information

R JEFFREY KERKHOVER - FISHER KERKHOVER COFFEY & GREMMELS

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

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

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

To be completed by the Chief County Assessment Officer

1 079 47 R
County Township Class Cook-Minor Code 1 Code 2
2 Board of Review's final assessed value for the assessment year prior to the year of sale.
Land 7275
Buildings 39740
Total 47015
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

M283



Declaration ID: 20260607990394

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2026 R01809

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
AMY B FLEMING		CHESTER	IL	622330000	6186153501	USA