



2026R00221

MELANIE L. JOHNSON CLERK & RECORDER
RANDOLPH COUNTY, ILLINOIS

PTAX-203

Illinois Real Estate

Transfer Declaration

Step 1: Identify the property and sale information.

1 7667 STATE ROUTE 154

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

BALDWIN

62217-0000

City or village

ZIP

T4S R7W

Township

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

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

09-020-006-50

0.90

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel4 Date of instrument: 1/14/2026
Date

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

Quit claim deed

Executor deed

Trustee deed

Beneficial interest

Other (specify):

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

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

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

Current Intended

a Land/lot only

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

c Mobile home residence

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

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

f Office

g Retail establishment

h Commercial building (specify):

i Industrial building

j Farm

k Other (specify):

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

10 Identify only the items that apply to this sale.

a Fulfillment of installment contract
year contract initiated:

b Sale between related individuals or corporate affiliates

c Transfer of less than 100 percent interest

d Court-ordered sale

e Sale in lieu of foreclosure

f Condemnation

g Short sale

h Bank REO (real estate owned)

i Auction sale

j Seller/buyer is a relocation company

k Seller/buyer is a financial institution or government
agency

l Buyer is a real estate investment trust

m Buyer is a pension fund

n Buyer is an adjacent property owner

o Buyer is exercising an option to purchase

p Trade of property (simultaneous)

q Sale-leaseback

r Other (specify):

s Homestead exemptions on most recent tax bill:

1 General/Alternative 0.00

2 Senior Citizens 0.00

3 Senior Citizens Assessment Freeze 0.00

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration

11 32,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20260107977463
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R00221

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	☒	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			32,000.00
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			32,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			64.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			32.00
20	County tax stamps — multiply Line 18 by 0.25.	20			16.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			48.00

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

PARCEL 1:

ALL THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY ROUTE 154 AND THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE NORTH 84° 49' EAST ON SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 860 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 38,237.20 FEET FOR A DISTANCE OF 10 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE ON THE ABOVE DESCRIBED CURVE TO THE RIGHT, BEING THE NORTH RIGHT-OF-WAY LINE OF ROUTE 154, FOR A DISTANCE OF 120 FEET; THENCE NORTH 3° 41' WEST A DISTANCE OF 326.3 FEET; THENCE SOUTH 84° 49' WEST A DISTANCE OF 120 FEET; THENCE SOUTH 3° 41' EAST A DISTANCE OF 326 FEET TO THE POINT OF BEGINNING.

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

AND

PARCEL 2:

LOT 4 IN DA-LOR ACRES, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 15, TOWNSHIP 4 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED FEBRUARY 15, 1974, IN PLAT BOOK "I" AT PAGE 101 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS, SUBJECT TO EASEMENTS GRANTED TO ILLINOIS POWER COMPANY, EGYPTIAN ELECTRIC COOPERATIVE ASSOCIATION, AND VILLAGE OF BALDWIN, ILLINOIS; AND FURTHER SUBJECT TO COVENANTS AND RESTRICTIONS DATED MARCH 26, 1975, RECORDED IN BOOK 243 OF DEED RECORDS AT PAGES 948 TO 950, INCLUSIVE, RELATING TO USE OF PREMISES IN QUESTION, LOCATIONS, TYPE, GROUND FLOOR ACRES OF BUILDINGS ERECTED; ALSO SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD, OR AS WOULD BE DETERMINED BY A PHYSICAL INSPECTION OF THE PREMISES OR A SURVEY THEREOF.

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

02-15-153-005; 02-15-327-004

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

ROBERT L. STUART, JR.

Seller's or trustee's name

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



Declaration ID: 20260107977463
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R00221

1609 HILLSBORO VALLEY PARK RD
Street address (after sale)

HIGH RIDGE
City

MO
State

63049-1437
ZIP

636-226-8834

☒ Under penalties of perjury, I 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

MICHAEL K. TURNURE

Buyer's or trustee's name

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

7795 STATE ROUTE 154
Street address (after sale)

BALDWIN
City

IL
State

62217-1277
ZIP

618-785-2894

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:

MICHAEL K. TURNURE
Name or company

7795 STATE ROUTE 154
Street address

BALDWIN
City

IL
State

62217-1277
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 33 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 16635
Buildings 36,820
Total 43,455

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

M38



Declaration ID: 20260107977463
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00221

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
09-055-104-00	0.77	Acres	No

Personal Property Table



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 9598 ELM SHADE

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

RED BUD

62278-0000

City or village

ZIP

T4S R7W

Township

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

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

09-046-021-00

1.99

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 2/6/2026
Date

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

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



Declaration ID: 20260107982087
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00397

Seller's or trustee's name
9512 ELM SHADE RD
Street address (after sale)
618-304-9862
Seller's daytime phone
Phone extension
RED BUD
City
IL
State
62278-5008
ZIP
USA
Country

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

Buyer Information

ALEX E. AND TAYLOR M. HICK

Buyer's or trustee's name
9598 ELM SHADE RD
Street address (after sale)
618-201-8613
Buyer's daytime phone
Phone extension
RED BUD
City
IL
State
62278-5008
ZIP
USA
Country

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

Mail tax bill to:

ALEX E. AND TAYLOR M. HICK
Name or company
9598 ELM SHADE RD
Street address
RED BUD
City
IL
State
62278-5008
ZIP
USA
Country

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

Preparer and company name
205 E MARKET ST
Street address
cooperlieferlaw@gmail.com
Preparer's email address (if available)
Preparer's file number (if applicable)
RED BUD
City
Escrow number (if applicable)
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 33 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 4500
Buildings 20000
Total 24500

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

MLO



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 504 N 5TH ST

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

BALDWIN

62217-0000

City or village

ZIP

T4S R7W

Township

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

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

09-077-007-00

0.4800

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 2/12/2026
Date

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

 Quit claim deed Executor deed Trustee deed

 Beneficial interest Other (specify):

6 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 8,370.00
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 35,000.00
12a Amount of personal property included in the purchase 0.00



Declaration ID: 20260207993108
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00510

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

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

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF BALDWIN, RANDOLPH COUNTY, ILLINOIS; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, 20 RODS TO THE NORTHWEST CORNER OF LOT 3 OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER FOR A POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE CONTINUING SOUTHERLY ON THE LAST DESCRIBED COURSE ALONG THE WEST LINE OF SAID LOT 3, 140.45 FEET; THENCE EASTERLY WITH A DEFLECTION ANGLE OF 90° 06' 10", 183 FEET TO AN IRON PIN; THENCE NORTHERLY WITH A DEFLECTION ANGLE OF 89° 53' 50", 139.60 FEET TO AN IRON PIN ON THE NORTH LINE OF SAID LOT 3; THENCE WESTERLY WITH A DEFLECTION ANGLE OF 89° 50' 15" ALONG SAID NORTH LINE OF SAID LOT 3, 183 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN EXISTING PUBLIC ROAD OVER THE WESTERLY 33 FEET THEREOF.

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

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

02-14-251-001

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

KEITH A. AND LORI A. ADAIR

Seller's or trustee's name

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

111 E POPLAR ST

Street address (after sale)

BALDWIN

City

IL

State

62217-1156

ZIP

618-443-7783

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

GENA SOPHIA TRIEFENBACH

Buyer's or trustee's name

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



Declaration ID: 20260207993108
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00510

504 N 5TH ST
Street address (after sale)

BALDWIN
City

IL
State

62217-1104
ZIP

423-335-3246

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:

GENA SOPHIA TRIEFENBACH
Name or company

504 N 5TH ST
Street address

BALDWIN
City

IL
State

62217-1104
ZIP

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

USA
Country

F-7048

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

618-282-3866

Phone extension

USA
Country

Preparer's email address (if available)

Preparer's daytime phone

☒ Under penalties of perjury, I 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 33 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 2530
Buildings 6410
Total 8940

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

M82



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 EAST OF BUCH ROAD

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

RED BUD 62278-0000
City or village ZIP

T4S R7W
Township

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

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

09-031-021-00	11.5	Acres	Yes
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 3/24/2026
Date

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

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

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

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

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

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

Demolition/damage	Additions	Major remodeling
☐	☐	☐
☐	☐	☐

10 Identify only the items that apply to this sale.

- a ☐ 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	115,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20260307920217
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00900

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	☒	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			115,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			115,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			230.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			115.00
20	County tax stamps — multiply Line 18 by 0.25.	20			57.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			172.50

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

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 7 WEST OF THE 3RD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF AFORESAID SECTION 18; THENCE SOUTH ALONG AND WITH THE EAST LINE OF THE AFORESAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 960.00 FEET, MORE OR LESS THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO KEITH KINZEL AND LORNA KINZEL, HUSBAND AND WIFE, IN BOOK 456, PAGE 452 IN THE LAND RECORDS OF RANDOLPH COUNTY, ILLINOIS; THENCE WEST ALONG AND WITH THE NORTH LINE OF THE AFORESAID KINZEL TRACT A DISTANCE OF 320 FEET TO THE NORTHWEST CORNER OF AFORESAID KINZEL TRACT; THENCE NORTH 22°50'00" WEST, A DISTANCE OF 1041.50, MORE OR LESS TO THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF AFORESAID SECTION 18; THENCE EAST ALONG AND WITH THE NORTH LINE OF THE AFORESAID QUARTER QUARTER, A DISTANCE OF 724.16 FEET, MORE OR LESS TO THE POINT OF BEGINNING, CONTAINING 11.50 ACRES, MORE OR LESS.

02-18-400-

Step 4: Complete the requested information.

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

Seller Information

ADAM C. BUCH AND EVA C. BUCH AS CO-TRUSTEES UNDER THE PROVISIONS OF THE THE ADAM C. AND EVA C. BUCH FAMILY TRUST DATED DECEMBER 18, 2024

Seller's or trustee's name _____ Seller's trust number (if applicable - not an SSN or FEIN) _____
6655 BUCH RD _____ RED BUD _____ IL _____ 62278-4733
Street address (after sale) _____ City _____ State _____ ZIP _____
618-615-3410 _____ 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

NATHAN C. THIES

Buyer's or trustee's name _____ Buyer's trust number (if applicable - not an SSN or FEIN) _____
7328 GRIGGS RD _____ RED BUD _____ IL _____ 62278-4716
Street address (after sale) _____ City _____ State _____ ZIP _____
618-477-1311 _____ 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: 20260307920217
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R00900

Mail tax bill to:

NATHAN C. THIES 7328 GRIGGS RD RED BUD IL 62278-4716
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 33 F 01
County Township Class Cook-Minor Code 1 Code 2

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

Land
Buildings
Total

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

Illinois Department of Revenue Use

Tab number

M130

RECORDED

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

2026R01258

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	265.00
COUNTY STAMP FEE	132.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	477.50



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 6605 BUCH

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

RED BUD

62278-0000

City or village

ZIP

T4S R7W

Township

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

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

09-031-005-50

1.0

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 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

11 265,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20260307929132
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01258

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			265,000.00
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			265,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			530.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			265.00
20	County tax stamps — multiply Line 18 by 0.25.	20			132.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			397.50

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

PARCEL 1:

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18 IN TOWNSHIP 4 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; THENCE FROM SAID POINT OF BEGINNING RUNNING NORTH ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 161 FEET; THENCE RUNNING EAST PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 135 FEET; THENCE RUNNING SOUTH PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 161 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE RUNNING WEST ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 135 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18 IN TOWNSHIP 4 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE NORTH ON THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 161 FEET FOR THE POINT OF BEGINNING; THENCE NORTH ON THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 48 FEET TO A POINT ON SAID WEST LINE; THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 209 FEET; THENCE SOUTH ALONG A LINE PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 209 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE WEST ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 74 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH ALONG A LINE PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 161 FEET, SUCH LINE BEING THE SAME AS THE EAST LINE OF A TRACT PREVIOUSLY CONVEYED BY GERALD L. BUCH AND MARGARET BUCH TO ROGER D. BUCH BY WARRANTY DEED DATED JUNE 23, 1985 AND FILED OF RECORD IN BOOK 307 AT PAGE 183 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS; THENCE WEST ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 135 FEET TO THE POINT OF BEGINNING ON THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, SUCH LINE BEING THE SAME AS THE NORTH LINE OF A PARCEL PREVIOUSLY CONVEYED BY WARRANTY DEED FROM GERALD L. BUCH AND MARGARET BUCH TO ROGER D. BUCH ON JUNE 28, 1985 AND FILED OF RECORD IN BOOK 307 AT PAGE 183 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

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

02-18-400-015

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.



Declaration ID: 20260307929132
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01258

Seller Information

JADE A. AND DEVIN PALMER

Seller's or trustee's name

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

1050 HARTMAN DR
Street address (after sale)

RED BUD
City

IL
State

62278-1727
ZIP

618-615-2966

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

STEVEN C. AND DIANE EVERDING

Buyer's or trustee's name

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

6605 BUCH RD
Street address (after sale)

RED BUD
City

IL
State

62278-4733
ZIP

618-381-0118

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:

STEVEN C. AND DIANE EVERDING

Name or company

6605 BUCH RD

Street address

RED BUD
City

IL
State

62278-4733
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 33 R
County Township Class Cook-Minor Code 1 Code 2

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

Land

Buildings

Total

3 Year prior to sale 2025

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

5 Comments

Illinois Department of Revenue Use

Tab number

M190



PTAX-203

Illinois Real Estate
Transfer Declaration

Step 1: Identify the property and sale information.

1 207 E. CHESTNUT STREET

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

BALDWIN

62217-0000

City or village

ZIP

T4S R7W

Township

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

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

09-068-005-00

0.26

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 4/13/2026

Date

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

Quit claim deed Executor deed Trustee deed

Beneficial interest Other (specify):

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

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

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

Current Intended

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

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

Total: 87.50

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 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 5,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20260407940876
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R01108

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	☒ No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13		5,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14		0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15		0.00
16	If this transfer is exempt, identify the provision.	16	b	k m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17		5,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18		10.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19		5.00
20	County tax stamps — multiply Line 18 by 0.25.	20		2.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21		7.50

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

PARCEL 1:

LOT 5 IN BLOCK 23, VILLAGE OF BALDWIN, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED MARCH 7, 1873 IN PLAT BOOK "D", PAGE 1, IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

ALSO

PARCEL 2:

LOT 10 IN HAROLD TILLOCK'S SECOND ADDITION TO THE VILLAGE OF BALDWIN, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT DATED AUGUST 7, 1965 AND RECORDED JANUARY 5, 1990 IN VOLUME 6 OF PLATS IN JACKET 42 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

SAID CONVEYANCE IS FURTHER SUBJECT TO ALL RESTRICTIONS, EASEMENTS, AND COVENANTS OF RECORD OR DISCLOSED BY INSPECTION.

AND ALSO

PARCEL 3:

LOT 9 IN HAROLD TILLOCK'S SECOND ADDITION TO THE VILLAGE OF BALDWIN, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT DATED AUGUST 7, 1965 AND RECORDED JANUARY 5, 1990 IN VOLUME 6 OF PLATS IN JACKET 42 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

SAID CONVEYANCE IS FURTHER SUBJECT TO ALL RESTRICTIONS, EASEMENTS, AND COVENANTS OF RECORD OR DISCLOSED BY INSPECTION.

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.

02-14-255-001; 02-14-253-013; 02-14-253-012

Step 4: Complete the requested information.

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

Seller Information

CHARLES S. GOODMAN

Seller's or trustee's name

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

308 W JACKSON ST
Street address (after sale)

SPARTA
City

IL
State

62286-1609
ZIP



Declaration ID: 20260407940876
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

20260408

618-317-4170

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

USA
Country

Buyer Information

KEITH A. AND LORI A. ADAIR

Buyer's or trustee's name

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

111 E POPLAR ST

Street address (after sale)

BALDWIN

City

IL

State

62217-1156

ZIP

618-443-7783

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:

KEITH A. AND LORI A. ADAIR

Name or company

111 E POPLAR ST

Street address

BALDWIN

City

IL

State

62217-1156

ZIP

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

205 E MARKET ST

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 33 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 7310

Buildings

Total 7310

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

M167



Declaration ID: 20260407940876
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R01/08

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
09-078-009-00	0.26	Acres	No
09-078-008-00	0.26	Acres	No

Personal Property Table



Declaration ID: 20260407932063
Status: Closing Completed
Document No.: Not Recorded

2

State/County Stamp:



DocId:8193617

Tx:4175280

RECORDED

04/09/2026 02:15 PM Pages: 3



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 STRINGTOWN ROAD

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

BALDWIN

62217-0000

City or Village

ZIP

T4S R7W

Township

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

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

09-021-016-00

79.39

Acres

Yes

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 3/30/2026
Date

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

 Quit claim deed Executor deed Trustee deed

 Beneficial interest Other (specify):

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

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

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

Current Intended

a X X Land/lot only

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

c Mobile home residence

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

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

f Office

g Retail establishment

h Commercial building (specify):

i Industrial building

j Farm

k Other (specify):

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

 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	834,597.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20260407932063
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R01051

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	834,597.00
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	834,597.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	1,670.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	835.00
20	County tax stamps — multiply Line 18 by 0.25.	20	417.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	1,252.50

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

PARCEL 1:

ALL OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF RANDOLPH, STATE OF ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A STONE MONUMENT FOUND MONUMENTING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 7 WEST; THENCE EAST ALONG THE MONUMENTED NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 7 WEST A MEASURED DISTANCE OF 1316.38 FEET TO A SCREW CAP MONUMENT MONUMENTING THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 7 WEST; THENCE SOUTH ALONG THE MONUMENTED EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 7 WEST WITH A MEASURED DEFLECTION ANGLE OF 91° 24' 58" TO THE RIGHT, A MEASURED DISTANCE OF 1318.63 FEET TO A STONE MONUMENT MONUMENTING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 7 WEST; THENCE WEST ALONG THE MONUMENTED SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 7 WEST WITH A MEASURED DEFLECTION ANGLE OF 88° 48' 52" TO THE RIGHT, A MEASURED DISTANCE OF 1320.56 FEET TO AN IRON PIN MONUMENT WITH SURVEY CAP FOUND MONUMENTING THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 7 WEST; THENCE NORTH ALONG THE MONUMENTED WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 7 WEST WITH A MEASURED DEFLECTION ANGLE OF 91° 22' 23" TO THE RIGHT, A MEASURED DISTANCE OF 1313.43 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION, CONTAINING 39.822 ACRES MORE OR LESS, SAID TRACT OR PARCEL OF LAND BEING SUBJECT TO THE RIGHT-OF-WAY OF A PUBLIC ROAD BEING IDENTIFIED AS ILLINOIS ROUTE 154 LIES OVER AND ACROSS THE NORTH SIDE HEREOF.

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.

TAX ID NO: 09-023-011-00
MAP ID NO: 02-16-400-001

AND

PARCEL 2:

A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF RANDOLPH, STATE OF ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT AN X-CUT MONUMENT AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 7 WEST BEING LOCATED A MEASURED DISTANCE OF 22.70 FEET SOUTH OF THE CENTERLINE OF ILLINOIS ROUTE 154; THENCE SOUTH ALONG THE MONUMENTED EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 7 WEST A MEASURED DISTANCE OF 309.60 FEET TO A POINT; THENCE WEST ALONG A LINE WITH A MEASURED DEFLECTION ANGLE OF 90° 00' 00" TO THE RIGHT, A MEASURED DISTANCE OF 21.33 FEET TO AN IRON PIN MONUMENT WITH AN ALUMINUM CAP IN THE MONUMENTED WEST LINE OF A PUBLIC ROAD BEING IDENTIFIED AS STRINGTOWN ROAD BEING THE POINT OF BEGINNING FOR THIS DESCRIPTION; FROM SAID POINT OF BEGINNING, THENCE CONTINUING WEST ALONG THE LAST AFORESAID LINE PROJECTED, A MEASURED DISTANCE OF 187.38 FEET TO AN IRON PIN MONUMENT WITH AN ALUMINUM CAP; THENCE SOUTH ALONG A LINE BEING PARALLEL WITH THE MONUMENTED EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST



Declaration ID: 20260407932063
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R01051

QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 7 WEST WITH A MEASURED DEFLECTION ANGLE OF 90° 00' 00" TO THE LEFT, A MEASURED DISTANCE OF 208.71 FEET TO AN IRON PIN MONUMENT WITH AN ALUMINUM CAP; THENCE WEST ALONG A LINE WITH A MEASURED DEFLECTION ANGLE OF 90° 00' 00" TO THE RIGHT, A MEASURED DISTANCE OF 82.59 FEET TO AN IRON PIN MONUMENT WITH AN ALUMINUM CAP; THENCE SOUTH ALONG A LINE BEING PARALLEL WITH THE MONUMENTED EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 7 WEST WITH A MEASURED DEFLECTION ANGLE OF 90° 00' 00" TO THE LEFT, A MEASURED DISTANCE OF 352.00 FEET TO A POINT; THENCE WEST ALONG A LINE WITH A MEASURED DEFLECTION ANGLE OF 90° 23' 22" TO THE RIGHT, A MEASURED DISTANCE OF 1042.52 FEET TO A POINT IN THE MONUMENTED WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 7 WEST; THENCE NORTH ALONG THE MONUMENTED WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 7 WEST TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF A PUBLIC ROAD BEING IDENTIFIED AS ILLINOIS ROUTE 154; THENCE EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF A PUBLIC ROAD BEING IDENTIFIED AS ILLINOIS ROUTE 154, TO AN IRON PIN MONUMENT WITH AN ALUMINUM CAP AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF A PUBLIC ROAD BEING IDENTIFIED AS ILLINOIS ROUTE 154 WITH THE MONUMENTED WEST LINE OF A PUBLIC ROAD BEING IDENTIFIED AS STRINGTOWN ROAD; THENCE SOUTH ALONG THE MONUMENTED WEST LINE OF A PUBLIC ROAD BEING IDENTIFIED AS STRINGTOWN ROAD A MEASURED DISTANCE OF 282.44 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION, CONTAINING 22.0 ACRES MORE OR LESS

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

PART OF TAX ID NO: 09-021-016-00
PART OF MAP ID NO: 02-15-301-007

02-

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

DARLA K. PORTER, SUCCESSOR TRUSTEE OF THE HARRY P. WETZEL
REVOCABLE TRUST DATED APRIL 11, 1997

Seller's or trustee's name

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

10225 STRINGTOWN RD

Street address (after sale)

BALDWIN

City

IL

State

62217-1245

ZIP

618-443-7836

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

GLENDA S. ZANDERS, TRUSTEE OF THE GLENDA S. ZANDERS LIVING TRUST
DATED APRIL 29, 2020, AND ANY AMENDMENTS THERETO

Buyer's or trustee's name

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

7102 HIGHWAY E

Street address (after sale)

PERRYVILLE

City

MO

State

63775-8402

ZIP

618-407-1853

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: 20260407932063
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R01051

GLENDAS, ZANDERS, TRUSTEE
OF THE GLENDAS, ZANDERS
LIVING TRUST DATED APRIL 29,
2020, AND ANY AMEND
REBECCA COOPER - COOPER & LIEFER LAW OFFICES

7102 HIGHWAY E
Street address

PERRYVILLE
City

MO
State

63775-8402
ZIP

USA
Country

Preparer and company name

205 E MARKET ST
Street address

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

Preparer's file number (if applicable)

RED BUD
City

IL
State

62278-1525
ZIP

618-282-3866
Preparer's daytime phone

USA
Country

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

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

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

To be completed by the Chief County Assessment Officer

1 079 33 F 01

County Township Class Cook-Minor Code 1 Code 2

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

Land _____

Buildings _____

Total _____

3 Year prior to sale 2025

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

5 Comments

Illinois Department of Revenue Use

Tab number

M100



Declaration ID: 20260407932063

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R01051

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
09-023-011-00	40.00	Acres	No

Personal Property Table



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 209 E CHESTNUT ST
 Street address of property (or 911 address, if available)
 BALDWIN 62217-0000
 City or village ZIP

T4S R7W
 Township

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

09-068-007-00	0.30	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 4/1/2026
 Date

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

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

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

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

Current Intended

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

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

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

10 Identify only the items that apply to this sale.

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

Step 2: Calculate the amount of transfer tax due.

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

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



Declaration ID: 20260307927519
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01041

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			11,500.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			11,500.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			23.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			11.50
20	County tax stamps — multiply Line 18 by 0.25.	20			5.75
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			17.25

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

LOT 6 AND THE WEST 23 FEET OF LOT 7 IN BLOCK 23 IN THE TOWN, NOW VILLAGE OF BALDWIN, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED IN PLAT BOOK "D" ON MARCH 7, 1873 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

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

02-14-255-006

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

KEITH A. AND LORI A. ADAIR

Seller's or trustee's name

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

111 E POPLAR ST

Street address (after sale)

BALDWIN

City

IL

State

62217-1156

ZIP

618-443-7783

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 D. AND BELINDA R. VENTRESS, JR.

Buyer's or trustee's name

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

209 E CHESTNUT ST

Street address (after sale)

BALDWIN

City

IL

State

62217-1148

ZIP

618-363-2932

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:

DENNIS D. AND BELINDA R.

VENTRESS, JR.

209 E CHESTNUT ST

Street address

BALDWIN

City

IL

State

62217-1148

ZIP

2026R01041

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 IL 62278-1525
City State ZIP
618-282-3866 USA
Preparer's daytime phone Phone extension Country

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

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

To be completed by the Chief County Assessment Officer

1 079 33 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 2865
Buildings 1630
Total 4495

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

M154



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 EAST OF BALDWIN RD

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

BALDWIN 62217-0000
 City or village ZIP

T4S R7W

Township

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

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

Primary PIN	Lot size or acreage	Unit	No Split Parcel
09-043-009-00	23.75	Acres	No

4 Date of instrument: 5/18/2026
 Date

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

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

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

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

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

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

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

10 Identify only the items that apply to this sale.

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

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11	350,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20260507965961
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01482

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			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.

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25 AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, ALL IN TOWNSHIP 4 SOUTH, RANGE 7 WEST OF THE 3RD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: TRACT C: BEGINNING AT AN OLD STONE AT THE SOUTHWEST CORNER OF SECTION 25, AFORESAID TOWNSHIP AND RANGE; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SECTION 25, 958.42 FEET TO AN IRON PIN; THENCE NORTHERLY WITH A DEFLECTION ANGLE OF 91°51'19", 1342.15 FEET TO AN IRON PIN ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 25; THENCE WESTERLY WITH A DEFLECTION ANGLE OF 87°55'45" ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 958.54 FEET TO AN IRON PIN AT THE NORTHWEST CORNER THEREOF; THENCE WESTERLY WITH A DEFLECTION ANGLE OF 3°28'20" TO THE SOUTH ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, 770.44 FEET TO AN IRON PIN; THENCE SOUTHERLY WITH A DEFLECTION ANGLE OF 88°35'55", 1344.24 FEET TO AN IRON PIN ON THE SOUTH LINE OF SECTION 26; THENCE EASTERLY WITH A DEFLECTION ANGLE OF 91°17'24" ALONG SAID SOUTH LINE OF SECTION 26, 770.40 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 53.336 ACRES, MORE OR LESS.

TOGETHER WITH A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS AN EASEMENT APPURTENANT TO THE ABOVE DESCRIBED TRACT: AN EASEMENT TWENTY-FIVE FEET IN WIDTH FOR THE PURPOSE OF A ROADWAY, THE CENTERLINE OF SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON PIN ON THE EAST RIGHT-OF-WAY LINE OF BALDWIN ROAD (COUNTY HIGHWAY NO. 1) AT THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO LARRY L. ERDMANN AND BEVERLY K. ERDMANN, AS CO-TRUSTEES UNDER THE PROVISIONS OF A TRUST AGREEMENT, DATED THE 26TH DAY OF OCTOBER, 2018, KNOWN AS THE REVOCABLE TRUST OF LARRY L. ERDMANN AND BEVERLY K. ERDMANN BY DEED RECORDED AS DOCUMENT NO. 2018R03386 IN THE RANDOLPH COUNTY, ILLINOIS LAND RECORDS; THENCE SOUTH 01°12'53" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 166.89 FEET TO AN IRON PIN AT A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2834.93 FEET AND A CENTRAL ANGLE OF 03°40'11" A DISTANCE OF 181.58 FEET (CHORD BEARING AND DISTANCE = SOUTH 00°37'12" EAST, 181.55 FEET) TO AN IRON PIN; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2834.93 FEET AND A CENTRAL ANGLE OF 00°15'10" A DISTANCE OF 12.50 FEET (CHORD BEARING AND DISTANCE = SOUTH 02°34'53" EAST, 12.50 FEET) TO THE POINT OF BEGINNING OF THE CENTERLINE HEREIN DESCRIBED; THENCE NORTH 85°50'04" EAST A DISTANCE OF 673.97 FEET; THENCE NORTH 00°41'02" EAST A DISTANCE OF 485.22 FEET TO THE CENTERLINE OF AN EXISTING EASEMENT TWENTY-FIVE (25) FEET IN WIDTH FOR THE PURPOSE OF INGRESS AND EGRESS AS DESCRIBED IN BOOK 671, PAGE 752 IN THE RANDOLPH COUNTY, ILLINOIS LAND RECORDS; THENCE NORTH 89°17'35" EAST ALONG THE CENTERLINE OF SAID EXISTING EASEMENT RECORDED IN BOOK 671, PAGE 752 A DISTANCE OF 1392.46 FEET TO THE EAST LINE OF A TRACT OF LAND CONVEYED TO LARRY LEE ERDMANN AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED THE 16 DAY OF MAY, 2001, KNOWN AS THE ALBERTA M. ERDMANN IRREVOCABLE TRUST BY DEED RECORDED IN BOOK 621, PAGE 463 IN THE RANDOLPH COUNTY, ILLINOIS LAND RECORDS AND BEING THE TERMINATION OF SAID CENTERLINE, FROM WHICH AN IRON PIN BEARS NORTH 00°41'10" EAST A DISTANCE OF 165.00 FEET.

PIN: 09-041-008-50 (02-25-300-006); 09-043-009-00 (02-26-400-010)

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



Declaration ID: 20260507965961
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01482

MATTHEW VALLETT

Seller's or trustee's name

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

9638 SCHULINE RD
Street address (after sale)

SPARTA
City

IL
State

62286-3842
ZIP

618-317-5752
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

JOSHUA LOLAN

Buyer's or trustee's name

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

9318 BALDWIN RD
Street address (after sale)

BALDWIN
City

IL
State

62217-1614
ZIP

618-612-6345
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:

JOSHUA LOLAN
Name or company

9318 BALDWIN RD
Street address

BALDWIN
City

IL
State

62217-1614
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 33 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 3855
Buildings 3855
Total 3855

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 238



Declaration ID: 20260507965961

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2026 BO 1482

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
09-041-008-50	30.36	Acres	No

Personal Property Table



Declaration ID: 20260507965961

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

202601482

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
CASEY VALLETT						
MICHELE M. VALLETT						
RYAN VALLETT						
LUKE VALLETT						
SILAS VALLETT						
GARY D. VALLETT AND JEANETTE M. VALLETT IRREVOCABLE TRUST DATED 5/17/2012						
ALBERTA M. ERDMANN IRREVOCABLE TRUST DATED 5/16/2001						

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
SIERRA LOLAN						



Declaration ID: 20260507957893
Status: Closing Completed
Document No.: Not Recorded

2

RECORDED
05/05/2026 08:22 AM Pages: 3

State/County Stamp: **2026R01339**
Not Issued
MELANIE L. JOHNSON CLERK & RECORDER
RANDOLPH COUNTY, ILLINOIS



PTAX-203

**Illinois Real Estate
Transfer Declaration**

Step 1: Identify the property and sale information.

1 6802 EDGEWOOD RD

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

RED BUD

62278-0000

City or village

ZIP

T4S R7W

Township

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

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

09-049-007-00

4.50

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 4/27/2026
Date

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

Quit claim deed

Executor deed

X Trustee deed

Beneficial interest

Other (specify):

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

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

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

Current Intended

a Land/lot only

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

c Mobile home residence

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

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

f Office

g Retail establishment

h Commercial building (specify):

i Industrial building

j X X Farm

k Other (specify):

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

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

10 Identify only the items that apply to this sale.

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

1 General/Alternative 0.00

2 Senior Citizens 0.00

3 Senior Citizens Assessment Freeze 0.00

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration

11 15,000.00

12a Amount of personal property included in the purchase

12a 0.00

AUTOMATION FEE 11.10
GIS TREASURER 15.00
GIS COUNTY CLERK FEE 1.00
RECORDING FEE 31.15
RHSPC 18.00
RECORDERS DOCUMENT STORAGE 3.66
STATE STAMP FEE 15.00
COUNTY STAMP FEE 7.50
TOTAL: 102.50



Declaration ID: 20260507957893

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01339

12b Was the value of a mobile home included on Line 12a?	12b	Yes	X	No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13		15,000.00	
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14		0.00	
15 Outstanding mortgage amount to which the transferred real property remains subject	15		0.00	
16 If this transfer is exempt, identify the provision.	16	b	k	m
17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17		15,000.00	
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18		30.00	
19 Illinois tax stamps — multiply Line 18 by 0.50.	19		15.00	
20 County tax stamps — multiply Line 18 by 0.25.	20		7.50	
21 Add Lines 19 and 20. This is the total amount of transfer tax due	21		22.50	

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

AN UNDIVIDED 1/3 INTEREST IN:

PARCEL 1:

THE FRACTIONAL SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, IN TOWNSHIP 4 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, IN RANDOLPH COUNTY, ILLINOIS, LYING WEST OF THE KASKASKIA RIVER. EXCEPTING COAL, OIL GAS AND OTHER MINERALS EXCEPTED OR RESERVED IN PRIOR CONVEYANCES, IF ANY. SITUATED IN THE COUNTY OF RANDOLPH AND THE STATE OF ILLINOIS.

PARCEL 2:

THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, IN TOWNSHIP 4 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS. EXCEPTING COAL, OIL GAS AND OTHER MINERALS EXCEPTED OR RESERVED IN PRIOR CONVEYANCES, IF ANY. SITUATED IN THE COUNTY OF RANDOLPH AND THE STATE OF ILLINOIS.

PARCEL 3:

THE EAST 990 FEET OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 31, IN TOWNSHIP 4 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS. EXCEPT THAT PART CONVEYED TO THE STATE OF ILLINOIS IN WARRANTY DEED RECORDED JULY 20, 1966 IN BOOK 217 AT PAGE 277 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS. EXCEPTING COAL, OIL GAS AND OTHER MINERALS EXCEPTED OR RESERVED IN PRIOR CONVEYANCES, IF ANY. SITUATED IN THE COUNTY OF RANDOLPH AND THE STATE OF ILLINOIS.

02-32-100-005; 02-31-400-002; 02-31-200-005

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

THE GARY TEGTMEIER REVOCABLE TRUST DATED JUNE 13, 2006

Seller's or trustee's name

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

8228 BELINDER RD

LEAWOOD

KS

66206-1154

Street address (after sale)

City

State

ZIP

816-898-8259

Seller's daytime phone

Phone extension

USA

Country

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

Buyer Information

MARY BETH KOLB AND LOUIS FRANCIS KOLB, AS TO AN UNDIVIDED 1/2 INTEREST

Buyer's or trustee's name

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

10 KINGMAN CT

BELLEVILLE

IL

62220-3045

Street address (after sale)

City

State

ZIP



Declaration ID: 20260507957893
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01339

618-476-3399

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:

MARY BETH KOLB AND LOUIS
FRANCIS KOLB, AS TO AN
UNDIVIDED 1/2 INTEREST

10 KINGMAN CT
Street address

BELLEVILLE
City

IL
State

62220-3045
ZIP

Preparer Information

STEPHANIE ROBISON - TOWN & COUNTRY TITLE

USA

Country

2658893

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

221 W POINTE DR STE 1

Street address

SWANSEA

City

IL

State

62226-8306

ZIP

steph@tctitle.tv

Preparer's email address (if available)

618-233-5300

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 33 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

Buildings

Total

7330
5265
10595

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 209



Declaration ID: 20260507957893
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R01339



Declaration ID: 20260507957893
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01339

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
09-048-008-00	14.69	Acres	No
09-047-012-00	28.88	Acres	No

Personal Property Table



Declaration ID: 20260507957893

Status: Closing Completed
Documnet No.: Not Recorded

State/County Stamp: Not Issued

2026R01339

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
LYLE CLAYTON ROWDEN, AS TO AN UNDIVIDED 1/2 INTEREST	10 KINGMAN CT	BELLEVILLE	IL	622200000	6184763399	USA



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 8816 STATE ROUTE 154

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

BALDWIN 62217-0000
City or village ZIP

T4S R7W
Township

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

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

09-015-015-00	0.73	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 6/16/2026
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 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	130,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20260507975665
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01853

12b	Was the value of a mobile home included on Line 12a?	12b	Yes ☐ No ☒
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13	130,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14	0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15	0.00
16	If this transfer is exempt, identify the provision.	16	b ☐ k ☐ m ☐
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17	130,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	260.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	130.00
20	County tax stamps — multiply Line 18 by 0.25.	20	65.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	195.00

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

PART OF THE SOUTH PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, THAT LIES SOUTH OF ILLINOIS ROUTE NO. 154, AND A PORTION OF THE NORTH PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, AND RUNNING SOUTH ALONG THE CENTER LINE OF THE GRAVEL ROAD 1308.6 FEET; THENCE WEST 26 FEET TO THE RIGHT OF WAY MONUMENT OF ILLINOIS ROUTE NO. 154; THENCE SOUTH PARALLEL WITH THE GRAVEL ROAD 154.2 FEET TO AN IRON PIPE IN THE HEDGE FENCE; THENCE WEST ALONG THE HEDGE FENCE 180.49 FEET TO AN IRON PIN FOR THE POINT OF BEGINNING; THENCE CONTINUING WEST 204.51 FEET TO AN IRON PIPE; THENCE NORTH AT RIGHT ANGLES TO THE PREVIOUS LINE 303.4 FEET TO THE SOUTH RIGHT OF WAY LINE OF ILLINOIS ROUTE NO. 154; THENCE SOUTHEAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE NO. 154 A DISTANCE OF 200.4 FEET; THENCE SOUTH TO THE POINT OF BEGINNING.

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

02-13-400-005 ; 02-24-200-007

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

HARVEY MATTHEW LEEDLE

Seller's or trustee's name

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

9056 BALDWIN RD
Street address (after sale)

BALDWIN
City

IL
State

62217-1608
ZIP

618-541-5875
Seller's daytime phone

Phone extension

USA
Country

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

Buyer Information

JAMES M. FROST

Buyer's or trustee's name

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

8816 STATE ROUTE 154
Street address (after sale)

BALDWIN
City

IL
State

62217-1326
ZIP

217-204-5590
Buyer's daytime phone

Phone extension

USA
Country



Declaration ID: 20260507975665
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R01853

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

Mail tax bill to:

JAMES M. FROST 8816 STATE ROUTE 154 BALDWIN IL 62217-1326
Name or company Street address City State ZIP

USA
Country

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

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

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

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

To be completed by the Chief County Assessment Officer

1 079 33 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 4470
Buildings 32,420
Total 36,890

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

M286



Declaration ID: 20260507975665

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01853

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
09-039-011-50	0.76	Acres	No

Personal Property Table



Declaration ID: 20260507975665

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2026R01853

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
DANIELLE E LEEDLE	8816 STATE ROUTE 154	BALDWIN	IL	622170000	6188262515	USA

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
RHONDA K FROST	8816 STATE ROUTE 154	BALDWIN	IL	622170000	6188262515	USA



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 BALDWIN ROAD
Street address of property (or 911 address, if available)
BALDWIN 62217-0000
City or village ZIP

T4S R7W
Township

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

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

<u>09-052-020-00</u>	<u>3.62</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 6/18/2026
Date

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

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

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

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

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

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

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

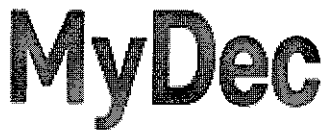
10 Identify only the items that apply to this sale.

- a Fulfillment of installment contract
year contract initiated : _____
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	<u>155,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20260507976507
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01875

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			155,000.00
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			155,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			310.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			155.00
20	County tax stamps — multiply Line 18 by 0.25.	20			77.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			232.50

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

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, 380.36 FEET TO AN IRON PIN; THENCE WESTERLY WITH A DEFLECTION ANGLE OF 89 DEGREES 51 MINUTES 10 SECONDS. 1722.61 FEET TO AN IRON PIN ON THE EAST LINE OF RANDOLPH COUNTY STATE AID ROUTE 1; THENCE NORTHWESTERLY WITH A DEFLECTION ANGLE OF 82 DEGREES 56 MINUTES 20 SECONDS ALONG SAID EAST LINE OF STATE AID ROUTE 1, 395.32 FEET TO AN IRON PIN ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN; THENCE EASTERLY WITH A DEFLECTION ANGLE OF 97 DEGREES 02 MINUTES 10 SECONDS ALONG SAID NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, 421.56 FEET TO A CONCRETE MONUMENT AT THE CENTER OF SAID SECTION 35; THENCE EASTERLY WITH A SOUTHERLY DEFLECTION ANGLE OF 0 DEGREES 32 MINUTES 00 SECONDS ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35, 1350.67 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PART CONVEYED TO RANDOLPH COUNTY BY WARRANTY DEED RECORDED JANUARY 26, 1996 IN BOOK 485, PAGE 464 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

ALSO EXCEPTING

A TRACT OF LAND HAVING 15 FEET IN WIDTH ALONG A PORTION OF THE NORTH SIDE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND ALONG A PORTION OF THE NORTH SIDE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND ALONG A PORTION OF THE NORTH SIDE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL LYING EAST OF THE COUNTY HIGHWAY, AND IN SECTION 35, TOWNSHIP 4 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35 IN TOWNSHIP 4 SOUTH AND RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN; THENCE EASTERLY ALONG THE NORTH LINE OF THE SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 40.65 FEET; THENCE SOUTHERLY MEASURING AND INTERIOR ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS A DISTANCE OF 15 FEET; THENCE WESTERLY AND PARALLEL TO THE NORTH LINE OF THE SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER TO THE WEST LINE OF THE SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE WESTERLY AND PARALLEL TO THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35 TO THE EAST RIGHT OF WAY OF THE COUNTY HIGHWAY; THENCE NORTHERLY ALONG THE EAST RIGHT OF WAY OF THE COUNTY HIGHWAY TO THE NORTH LINE OF THE SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE EASTERLY ALONG THE NORTH LINE OF THE SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 421.35 FEET TO THE POINT OF BEGINNING.

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

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

02-35-300-0300 ; 02-35-400-014

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



Declaration ID: 20260507976507
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R01875

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 E. AND LAURA D. DETERDING

Seller's or trustee's name

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

6691 SAINT LEOS RD

Street address (after sale)

MODOC

City

IL

State

62261-1041

ZIP

618-920-7336

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

DUSTIN J. RISINGER

Buyer's or trustee's name

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

617 N BESS AVE

Street address (after sale)

MARISSA

City

IL

State

62257-1112

ZIP

618-708-7147

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:

DUSTIN J. RISINGER

Name or company

617 N BESS AVE

Street address

MARISSA

City

IL

State

62257-1112

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 33 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 4455
Buildings 4455

Total

4455

3 Year prior to sale 2025

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

5 Comments

Tab Number M292



Declaration ID: 20260507976507
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01875

Illinois Department of Revenue Use

Tab number

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Declaration ID: 20260507976507
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01875

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
09-053-019-00	11.77	Acres	No

Personal Property Table



PTAX-203

Illinois Real Estate Transfer Declaration

2026R01903

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	85.00
COUNTY STAMP FEE	42.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	207.50

Step 1: Identify the property and sale information.

1 107 S THIRD ST

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

BALDWIN

62217-0000

City or village

ZIP

T4S R7W

Township

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

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

09-067-003-00

0.16

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 6/24/2026
Date

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

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

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

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

Current Intended

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

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

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

10 Identify only the items that apply to this sale.

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration

11 85,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20260607900478
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01903

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

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

THE NORTH HALF OF LOTS 7 AND 8 IN BLOCK 19, EXCEPT 10 FEET OFF THE WEST END OF SAID LOT 7, IN THE VILLAGE OF BALDWIN, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED IN PLAT BOOK "D", PAGE 1, IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

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

02-14-335-003

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

CAROLINE A. VOGES

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

109 N FILLMORE ST RED BUD IL 62278-1909
Street address (after sale) City State ZIP

618-201-2631 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

DONA K. MARTIN

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

107 S 3RD ST BALDWIN IL 62217-1209
Street address (after sale) City State ZIP

574-732-7028 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:

DONA K. MARTIN 107 S 3RD ST BALDWIN IL 62217-1209
Name or company Street address City State ZIP



Declaration ID: 20260607900478
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01903

Preparer Information

Preparer and company name	USA	Preparer's file number (if applicable)	Escrow number (if applicable)
REBECCA COOPER - COOPER & LIEFER LAW OFFICES	Country		
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 33 R 22
County Township Class Cook-Minor Code 1 Code 2

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

Land	<u>1790</u>
Buildings	<u>18290</u>
Total	<u>20,080</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

M296