



Declaration ID: 20251207968155
Status: Closing Completed
Document No.: Not Recorded

10
9

State/County Stamp: Not Issued
DocId:8191338
Tx:4173607
RECORDED

01/02/2026 10:10 AM Pages: 2



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 408 E MAIN ST

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

SPARTA

62286-0000

City or village

ZIP

T5S R5W

Township

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

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

19-071-012-00

0.15

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 12/31/2025
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):

2026R00008

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	50.00
COUNTY STAMP FEE	25.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66

Total: 155.00

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

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

10 Identify only the items that apply to this sale.

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11	50,000.00
12a Amount of personal property included in the purchase	12a	0.00



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

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

PROPERTY 1: LOTS 3, 4 AND 5 IN BLOCK 2 OF W. R. BORDER'S FIRST ADDITION TO THE CITY OF SPARTA, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT DATED NOVEMBER 16, 1892, AND RECORDED APRIL 11, 1894, IN PLAT BOOK "E" AT PAGE 14 1/2, RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

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

AND

PROPERTY 2: LOT 9, IN BLOCK 1 IN JAMES BOTTOM'S THIRD ADDITION TO THE CITY OF SPARTA, RANDOLPH COUNTY, ILLINOIS AS SHOWN BY PLAT DATED MARCH 7, 1900 AND RECORDED IN PLAT BOOK "E", PAGE 42 IN THE OFFICE OF THE RECORDER OF DEEDS OF RANDOLPH COUNTY, ILLINOIS. SITUATED IN RANDOLPH COUNTY, ILLINOIS.

EXCEPT ANY INTEREST IN THE COAL, OIL, GAS, AND OTHER MINERALS UNDERLYING THE LAND WHICH HAVE BEEN HERETOFORE CONVEYED OR RESERVED IN PRIOR CONVEYANCES, AND ALL RIGHTS AND EASEMENTS IN FAVOR OF THE ESTATE OF SAID COAL, OIL, GAS AND OTHER MINERALS, IF ANY.

SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD, IF ANY.

10-06-332-003; 10-06-332-004; 09-01-234-007

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

ALAN L. SCHILLING

Seller's or trustee's name

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

PO BOX 653

Street address (after sale)

SPARTA

City

IL

State

62286-0653

ZIP

618-792-5201

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

BRADLEY S. CHANDLER

Buyer's or trustee's name

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

8745 NIKE RD

Street address (after sale)

RED BUD

City

IL

State

62278-3241

ZIP

618-791-3289

Buyer's daytime phone

Phone extension

USA

Country

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



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Mail tax bill to:

BRADLEY S. CHANDLER 8745 NIKE RD RED BUD IL 62278-3241
Name or company Street address City State ZIP

Preparer Information

ARBEITER LAW OFFICES/SW

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

Preparer's file number (if applicable) 618-826-2369
City CHESTER
State IL
Country USA

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

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

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

To be completed by the Chief County Assessment Officer						
1	079	36	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	8295				
	Buildings	28585				
	Total	36880				
3	Year prior to sale 2024					
4	Does the sale involve a mobile home assessed as real estate? Yes No					
5	Comments					
Illinois Department of Revenue Use					Tab number m1	



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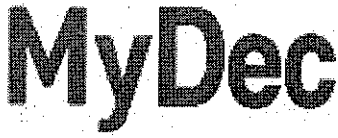
State/County Stamp: Not Issued

2026R000008

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
19-071-011-00	0.29	Acres	No
19-084-004-00	0.16	Acres	No

Personal Property Table



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Additional Sellers Information

Additional Buyers Information

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



PTAX-203 Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 69 PARK ESTATES

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

SPARTA 62286-0000
 City or village ZIP

T5S R6W
 Township

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

19-141-011-50	17	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 12/22/2025
 Date

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

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

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

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

Current Intended

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

RECORDED
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2026R00018

MELANIE L. JOHNSON CLERK & RECORDER
 RANDOLPH COUNTY, ILLINOIS

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
STATE STAMP FEE	1,400.00
COUNTY STAMP FEE	700.00
TOTAL:	2,180.00

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

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

10 Identify only the items that apply to this sale.

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11	1,460,000.00
12a Amount of personal property included in the purchase	12a	60,000.00



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12b Was the value of a mobile home included on Line 12a?	12b	X	Yes	No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13		1,400,000.00	
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		1,400,000.00	
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18		2,800.00	
19 Illinois tax stamps — multiply Line 18 by 0.50.	19		1,400.00	
20 County tax stamps — multiply Line 18 by 0.25.	20		700.00	
21 Add Lines 19 and 20. This is the total amount of transfer tax due	21		2,100.00	

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

LAND SITUATED, LYING AND BEING IN THE CITY OF SPARTA, COUNTY OF RANDOLPH, STATE OF ILLINOIS, DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, EXCEPT THE FOLLOWING FOUR TRACTS OF LAND:

TRACT 1:

THAT TRACT OF LAND CONVEYED TO WALDO DOWNEN, ET UX, FOUND RECORDED IN DEED RECORD 108, AT PAGE 106, RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 6 WEST; THENCE NORTH 130 FEET; THENCE WEST 150 FEET; THENCE SOUTH 130 FEET; THENCE EAST 150 FEET TO THE PLACE OF BEGINNING, IN RANDOLPH COUNTY, ILLINOIS.

TRACT 2:

THAT TRACT OF LAND DEEDED TO FLOYD SCHOTT, ET UX, FOUND RECORDED IN DEED RECORD 188, AT PAGE 1, RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A POINT 130 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 50 FEET; THENCE WEST 210 FEET; THENCE SOUTH 180 FEET; THENCE EAST 60 FEET; THENCE NORTH 130 FEET; THENCE EAST 150 FEET TO THE POINT OF BEGINNING, IN RANDOLPH COUNTY, ILLINOIS.

TRACT 3:

THAT TRACT OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF AFORESAID SECTION 12, WHERE IT INTERSECTS WITH THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 4; THENCE SOUTH ALONG THE WEST RIGHT-OF-WAY LINE OF AFORESAID HIGHWAY A DISTANCE OF 120 FEET TO A POINT; THENCE WEST ON A LINE PARALLEL WITH THE NORTH LINE OF AFORESAID SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 180 FEET TO A POINT; THENCE NORTH ON A LINE PARALLEL WITH THE WEST BOUNDARY LINE OF AFORESAID HIGHWAY NO. 4, A DISTANCE OF 120 FEET TO A POINT ON THE NORTH LINE OF AFORESAID SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE EAST ALONG SAID NORTH BOUNDARY LINE A DISTANCE OF 180 FEET TO THE POINT OF BEGINNING, IN RANDOLPH COUNTY, ILLINOIS.

TRACT 4:

COMMENCING AT AN OLD STONE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN IN THE CITY OF SPARTA, RANDOLPH COUNTY, ILLINOIS; THENCE EASTERLY ALONG THE SOUTH LINE OF THE SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, 1,118.73 FEET TO AN OLD IRON PIN; THENCE NORTHERLY WITH A DEFLECTION ANGLE OF 91 DEGREES 53 MINUTES 10 SECONDS, 180.00 FEET TO AN OLD IRON PIN; THENCE EASTERLY WITH A DEFLECTION ANGLE OF 91 DEGREES 53 MINUTES 10 SECONDS, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, 165.30 FEET TO AN OLD IRON PIN ON THE WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE HIGHWAY 4 (70 FEET WIDE); THENCE NORTHERLY WITH A DEFLECTION ANGLE OF 91 DEGREES 53 MINUTES 10 SECONDS ALONG SAID WEST RIGHT-OF-WAY LINE, 188.29 FEET TO AN IRON PIN FOR A POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE CONTINUING NORTHERLY ON THE LAST DESCRIBED COURSE ALONG SAID WEST RIGHT-OF-WAY OF HIGHWAY 4, 180.00 FEET TO AN IRON PIN; THENCE WESTERLY WITH A DEFLECTION ANGLE OF 88 DEGREES 06 MINUTES 50 SECONDS PARALLEL WITH THE NORTH LINE OF THE SOUTH HALF OF THE SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, 213.50 FEET TO AN IRON PIN; THENCE SOUTHERLY WITH A DEFLECTION ANGLE OF 91 DEGREES 53 MINUTES 10 SECONDS, PARALLEL WITH THE SAID WEST RIGHT-OF-WAY LINE OF HIGHWAY 4, 180 FEET TO AN IRON PIN; THENCE EASTERLY WITH A DEFLECTION ANGLE OF 88 DEGREES 06 MINUTES 50 SECONDS PARALLEL WITH THE SAID NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER 213.50 FEET TO THE POINT OF BEGINNING, RANDOLPH COUNTY, ILLINOIS.



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2020R00018

AND ALSO EXCEPT THAT PART CONVEYED TO THE STATE OF ILLINOIS BY WARRANTY DEED RECORDED JULY 13, 1928 IN BOOK 88, PAGE 293, RANDOLPH COUNTY, ILLINOIS.
EXCEPT COAL, GAS, AND OTHER MINERAL RIGHTS CONVEYED, EXCEPTED OR RESERVED IN PRIOR CONVEYANCES.

09-12-276-008

Step 4: Complete the requested information.

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

Seller Information

SPARTA ASSOCIATES LIMITED PARTNERSHIP

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)	
139 WALNUT BLVD	ROCHESTER	MI	48307-2055
Street address (after sale)	City	State	ZIP
248-649-1900	USA		
Seller's daytime phone	Country		

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

Buyer Information

ILLINOIS TWO MHC LLC

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)	
139 WALNUT BLVD	ROCHESTER	MI	48307-2055
Street address (after sale)	City	State	ZIP
248-649-1900	USA		
Buyer's daytime phone	Country		

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

Mail tax bill to:

ILLINOIS TWO MHC LLC	139 WALNUT BLVD	ROCHESTER	MI	48307-2055
Name or company	Street address	City	State	ZIP
		USA		
		Country		

Preparer Information

JACOB & WEINGARTEN

Preparer and company name		Preparer's file number (if applicable)	Escrow number (if applicable)	
25800 NORTHWESTERN HWY STE 500		SOUTHFIELD	MI	48075-8403
Street address		City	State	ZIP
	248-649-1900	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



Declaration ID: 20251207965377
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2026R00018

079 36 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. 239090					
Buildings					
Total 239090					
Illinois Department of Revenue Use				Tab number ML	

4 Year prior to sale 2024
5 Does the sale involve a mobile home assessed as real estate? ☐ Yes ☒ No

2026R00018



PTAX-203-A

Illinois Real Estate Transfer Declaration Supplemental Form A

(Non-residential: sale price over \$1 million)

Step 1: Identify the property and sale information.

- 1 Enter the property's street address, city or village, and township. (From Line 1 of Form PTAX-203)

<u>69 PARK ESTATES</u>	<u>SPARTA</u>	<u>T5S R6W</u>
Street address of property (or 911 address, if available)	City or village	Township
- 2 Enter the parcel identifying number from Line 3a of Form PTAX-203. Parcel Identifier: 19-141-011-50
- 3 Enter the total number of months the property was for sale on the market. 00 Months
- 4a Was the improvement occupied on the sale date? * A "No" response means that all improvements were totally unoccupied.

☒ Yes ☐ No

If the answer is "No," enter the total number of months all improvements were unoccupied before the sale date. Go to Line 5.
- 4b Enter the approximate percentage of total square footage of improvements occupied or leased on the sale date. Include all improvements.

79 %
- 4c Did the buyer occupy the property on the sale date? If the answer is "No," go to Line 5.

☐ Yes ☒ No
- 4d Will the buyer continue to occupy part or all of the property after the sale?

☐ Yes ☐ No
- 4e Enter the beginning and ending dates of the buyer's lease agreement. Lease dates: _____ to _____
- 4f Briefly describe any renewal options.
- 5 If the buyer owns other properties within an approximate one-half mile radius of the property, complete the following information for the two closest properties owned by the buyer

Street address	City or village	Parcel identifying number
Property 1 _____	_____	_____
Property 2 _____	_____	_____
- 6 Did Line 12a of Form PTAX-203 include an amount for a transfer of personal property?
 If the answer is "Yes," list the personal property transferred.*

☒ Yes ☐ No
- 7 Did the seller's financing arrangements affect the sale price on Line 11 of Form PTAX-203?
 If the answer is "Yes," please explain how the financing affected the sale price

☐ Yes ☒ No
- 8 In your opinion, is the net consideration for real property entered on Line 13 of Form PTAX-203 a fair reflection of the market value on the sale date?
 If the answer is "No," please explain.

☒ Yes ☐ No



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Additional parcel identifying numbers and lot sizes or acreage

Personal Property Table

Description of Item	Value	Type of Property
FURNITURE, FIXTURES, AND EQUIPMENT	\$60,000.00	Tangible



Declaration ID: 20251207953291
Status: Closing Completed
Document No.: Not Recorded

9



DocId:8191666

State/County Stamp: Not Issued

RECORDED

01/15/2026 09:08 AM Pages: 3

2026R00150

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	163.00
COUNTY STAMP FEE	81.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	324.50



PTAX-203

Illinois Real Estate

Transfer Declaration

Step 1: Identify the property and sale information.

1 715 W BROADWAY

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

SPARTA

62286-0000

City or village

ZIP

T5S R6W

Township

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

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

06-001-011-00

0.96

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

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

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

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

Current Intended

a Land/lot only

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

c Mobile home residence

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

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

f Office

g Retail establishment

h Commercial building (specify):

i Industrial building

j Farm

k Other (specify):

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

 Demolition/damage

 Additions

 Major remodeling

 New construction

 Other (specify):

10 Identify only the items that apply to this sale.

a Fulfillment of installment contract
year contract initiated:

b Sale between related individuals or corporate affiliates

c Transfer of less than 100 percent interest

d Court-ordered sale

e Sale in lieu of foreclosure

f Condemnation

g Short sale

h Bank REO (real estate owned)

i Auction sale

j Seller/buyer is a relocation company

k Seller/buyer is a financial institution or government agency

l Buyer is a real estate investment trust

m Buyer is a pension fund

n Buyer is an adjacent property owner

o Buyer is exercising an option to purchase

p Trade of property (simultaneous)

q Sale-leaseback

r Other (specify):

s Homestead exemptions on most recent tax bill:

1 General/Alternative 0.00

2 Senior Citizens 0.00

3 Senior Citizens Assessment Freeze 0.00

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration

11 163,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20251207953291
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 B00150

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			163,000.00
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			163,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			326.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			163.00
20	County tax stamps — multiply Line 18 by 0.25.	20			81.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			244.50

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

A PARCEL OF GROUND SITUATED IN THE SOUTHEAST CORNER OF THE SOUTH ONE-HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTH ONE-HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 6 WEST; THENCE WEST 360 FEET; THENCE NORTH 181 1/2 FEET TO A POINT AS THE POINT OF BEGINNING HEREIN; FROM SAID POINT OF BEGINNING EAST 120 FEET; THENCE SOUTH 161 1/2 FEET; THENCE WEST 120 FEET; THENCE NORTH 161 1/2 FEET TO THE POINT OF BEGINNING; BEING A TRACT OF LAND 120 FEET BY 161 1/2 FEET. EXCEPTING THAT PART THEREOF HERETOFORE CONVEYED TO THE STATE OF ILLINOIS FOR HIGHWAY PURPOSES AS SHOWN BY WARRANTY DEED RECORDED APRIL 13, 1934, IN BOOK 98 AT PAGE 85 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS, EXCEPTING ALL COAL, OIL AND OTHER MINERALS, 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 PARTLY CLAIMING BY, THROUGH, OR UNDER SAID ESTATE. ALSO, PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1; THENCE WEST ALONG THE QUARTER SECTION LINE 360.0 FEET; THENCE NORTH 181.5 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN-DESCRIBED; THENCE CONTINUING NORTH 190.0 FEET; THENCE EAST 120.0 FEET; THENCE SOUTH 190.0 FEET; THENCE WEST 120.0 FEET TO THE POINT OF BEGINNING, EXCEPT THE COAL AND OTHER MINERALS, WITH 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.

09-01-327-007

Step 4: Complete the requested information.

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

Seller Information

DENNIS L. LAWLESS, JR.

Seller's or trustee's name

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

196 CEDAR CANYON LN

Street address (after sale)

POMONA

City

IL

State

62975-2581

ZIP

618-318-7546

Seller's daytime phone

Phone extension

USA

Country

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

Buyer Information

JACOB ROSS



Declaration ID: 20251207953291
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00150

Buyer's or trustee's name
715 W BROADWAY ST
Street address (after sale)
618-317-8864
Buyer's daytime phone
Phone extension
Buyer's trust number (if applicable - not an SSN or FEIN)
SPARTA
City
IL
State
62286-1658
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:

JACOB ROSS
Name or company
715 W BROADWAY ST
Street address
SPARTA
City
IL
State
62286-1658
ZIP
USA
Country

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

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

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

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

To be completed by the Chief County Assessment Officer

1 079 36 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 11,005
Buildings 44,470
Total 55,475

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

M18



Declaration ID: 20260107979619
Status: Closing Completed
Document No.: Not Recorded

9



State/County Stamp: DocId: 8192267
Not Issued
TX: 4174293

RECORDED
02/12/2026 11:45 AM Pages: 3



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 265 N JAMES ST

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

SPARTA

62286-0000

City or village

ZIP

T5S R6W

Township

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

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

19-118-013-00

0.17

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 1/30/2026
Date

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

Quit claim deed

Executor deed

Trustee deed

Beneficial interest

X Other (specify): Special Warranty Deed

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

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

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

Current Intended

a Land/lot only

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

c Mobile home residence

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

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

f Office

g Retail establishment

h Commercial building (specify):

i Industrial building

j Farm

k Other (specify):

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

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

10 Identify only the items that apply to this sale.

- a Fullfillment of installment contract
year contract initiated : _____
- b Sale between related individuals or corporate affiliates
- c Transfer of less than 100 percent interest
- d Court-ordered sale
- e Sale in lieu of foreclosure
- f Condemnation
- g Short sale
- h Bank REO (real estate owned)
- i Auction sale
- j Seller/buyer is a relocation company
- k Seller/buyer is a financial institution or government agency
- l Buyer is a real estate investment trust
- m Buyer is a pension fund
- n Buyer is an adjacent property owner
- o Buyer is exercising an option to purchase
- p Trade of property (simultaneous)
- q Sale-leaseback
- r Other (specify):
- s X Homestead exemptions on most recent tax bill:
- | | |
|-------------------------------------|----------|
| 1 General/Alternative | 6,000.00 |
| 2 Senior Citizens | 0.00 |
| 3 Senior Citizens Assessment Freeze | 0.00 |

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration

11 24,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20260107979619
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00435

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			24,000.00
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			24,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			48.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			24.00
20	County tax stamps — multiply Line 18 by 0.25.	20			12.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			36.00

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

LOT 1 IN BLOCK 4 OF MOFFAT'S ADDITION TO THE CITY OF SPARTA IN RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED MAY 3, 1921 IN PLAT BOOK "F" AT PAGE 86 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

09-01-287-005

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

FIRST NATIONAL BANK OF STEELEVILLE

Seller's or trustee's name
400 W BROADWAY
Street address (after sale)
618-965-3441
Seller's daytime phone
Phone extension
STEELEVILLE
City
IL
State
62288-1409
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

ROBERT KLAUSING

Buyer's or trustee's name
624 ATHENS AVE
Street address (after sale)
618-317-1883
Buyer's daytime phone
Phone extension
SPARTA
City
IL
State
62286-1144
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:

ROBERT KLAUSING
Name or company
624 ATHENS AVE
Street address
SPARTA
City
IL
State
62286-1144
ZIP

Preparer Information

USA
Country

MyDec

Declaration ID: 20260107979619
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R00435

DON PAUL KOENEMAN - KOENEMAN

Preparer and company name

609 STATE ST

Street address

kandklaw@frontier.com

Preparer's email address (if available)

Preparer's file number (if applicable)

CHESTER

City

618-826-4561

Preparer's daytime phone

Escrow number (if applicable)

IL

State

62233-1635

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 36 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

2875
14855
17730

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

M69

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	55.00
COUNTY STAMP FEE	27.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	162.50



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 721 ST LOUIS ST

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

SPARTA 62286-0000
City or village ZIP

T5S R6W
Township

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

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

19-141-006-00	.71	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"): ☒ 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): **SALES**
- 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	55,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20260207994959
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00465

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

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

A PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 6 WEST, OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF SPARTA, RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT AN OLD IRON PIN AT THE POINT OF INTERSECTION OF THE WEST LINE OF ILLINOIS STATE HIGHWAY 4 (70 FEET WIDE) AND THE SOUTH LINE OF THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 6 WEST, OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF SPARTA, RANDOLPH COUNTY, ILLINOIS; THENCE NORTHERLY ALONG SAID WEST LINE OF HIGHWAY 4, 505.02 FEET FOR A POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE WESTERLY WITH A DEFLECTION ANGLE OF 88°11'51" PARALLEL WITH SAID SOUTH LINE OF THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4), 200.10 FEET TO AN IRON PIN; THENCE NORTHERLY WITH A DEFLECTION ANGLE OF 88°11'51" PARALLEL WITH SAID WEST LINE OF HIGHWAY 4, 162.76 FEET TO AN IRON PIN ON THE NORTH LINE OF THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4); THENCE EASTERLY WITH A DEFLECTION ANGLE OF 91°58'49" ALONG SAID NORTH LINE, 200.12 FEET TO SAID WEST LINE OF HIGHWAY 4; THENCE SOUTHERLY WITH A DEFLECTION ANGLE OF 88°01'11" ALONG SAID WEST LINE OF HIGHWAY 4, 162.14 FEET TO THE POINT OF BEGINNING. EXCEPT COAL UNDERLYING ABOVE-DESCRIBED PROPERTY.

SUBJECT TO EASEMENT TO ILLINOIS POWER COMPANY DATED OCTOBER 5, 1950, AND RECORDED NOVEMBER 10, 1950, IN BOOK 147, PAGE 455, FOR ITS LINES AND APPURTENANCES AND ALL TERMS THEREOF AND ALL RIGHTS THEREUNDER. BEING FURTHER SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD OR AS WOULD BE DETERMINED BY A PHYSICAL INSPECTION OF THE PREMISES.

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

09-12-277-010

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

PHILLIP W. AND MEGAN E. RECTOR

Seller's or trustee's name

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

12926 WILLY RD

Street address (after sale)

COULTERVILLE

City

IL

State

62237-1958

ZIP

618-708-2689

Seller's daytime phone

Phone extension

USA

Country

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



Declaration ID: 20260207994959
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R 00465

Buyer Information

CARRIES CUTS, LLC

Buyer's or trustee's name

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

520 VAN ZANT ST

Street address (after sale)

CHESTER

City

IL

State

62233-1343

ZIP

618-615-0492

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:

CARRIES CUTS, LLC

Name or company

520 VAN ZANT ST

Street address

CHESTER

City

IL

State

62233-1343

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

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

Land 7415
Buildings 11760
Total 19175

- 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

M71



Declaration ID: 20260207996664
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

4174417

8192461-8192470



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 309 W COLLEGE

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

SPARTA

62286-0000

City or village

ZIP

T5S R6W

Township

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

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

19-008-004-00

1200

Sq. Feet

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument:

1/28/2026

Date

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

Quit claim deed

Executor deed

Trustee deed

Beneficial interest

X Other (specify): Special Warranty Deed

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

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

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

Current Intended

a Land/lot only

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

c Mobile home residence

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

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

f Office

g Retail establishment

h Commercial building (specify):

i Industrial building

j Farm

k Other (specify):

9 Identify any significant physical changes to the property since January 1 of the previous year or the date of the last change. Date of significant change:

AUTOMATION FEE 11.19
GIS TREASURER 15.00
GIS COUNTY CLERK FEE 1.00
RECORDING FEE 31.15
RHSPC 18.00

COUNTY STAMP FEE 16.25
TOTAL: 92.75

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.

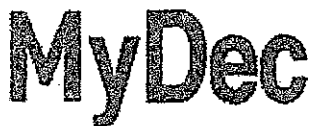
Note: Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are 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 32,500.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20260207996664

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00521

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			32,500.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			32,500.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			65.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			32.50
20	County tax stamps — multiply Line 18 by 0.25.	20			16.25
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			48.75

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

THE WEST HALF OF THAT PART OF LOT 62 IN ARMOUR'S SURVEY TO THE CITY OF SPARTA, RANDOLPH COUNTY, ILLINOIS WHICH LIES NORTH OF COLLEGE STREET AS SHOWN BY PLAT DATED DECEMBER 20, 1833 RECORDED AUGUST 5, 1836 IN PLAT RECORD A PAGES 7 AND 8 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

09-01-427-016

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

LAKEVIEW LOAN SERVICING, LLC

Seller's or trustee's name

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

4425 PONCE DE LEON BLVD

Street address (after sale)

CORAL GABLES

City

FL

State

33146-1837

ZIP

847-465-9898

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

JANE WADDELL

Buyer's or trustee's name

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

309 W COLLEGE ST

Street address (after sale)

SPARTA

City

IL

State

62286-1206

ZIP

618-434-0809

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:

JANE WADDELL

Name or company

309 W COLLEGE ST

Street address

SPARTA

City

IL

State

62286-1206

ZIP

Preparer Information

USA

Country



Declaration ID: 20260207996664
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

202600521

BRIAN SEGEL - SEGEL LAW GROUP, INC

250614180CA

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

1827 WALDEN OFFICE SQ STE 450

SCHAUMBURG

IL

60173-4287

Street address

City

State

ZIP

office@segellaw.com

847-465-9898

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 36 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

2645
16705
19350

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

M83



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 9640 RIDGE RD

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

SPARTA

62286-0000

City or village

ZIP

T5S R6W

Township

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

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

06-007-011-00

164.31

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 2/5/2026
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 Fulfillment of installment contract

year contract initiated:

b X Sale between related individuals or corporate affiliates

c X 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

11 463,400.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20260207901255

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00577

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			463,400.00
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			463,400.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			927.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			463.50
20	County tax stamps — multiply Line 18 by 0.25.	20			231.75
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			695.25

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

PARCEL 2: CONTAINING 164.31 ACRES, DESCRIBED AS FOLLOWS:

THE WEST 1/2 OF THE SOUTH 1/3 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, CONTAINING 27 ACRES, MORE OR LESS,

AND

THE NORTH 1/3 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, EXCEPTING THAT PORTION CONVEYED BY R.J. STEELE TO WILL F. HAYER, AS APPEARS OF RECORD IN BOOK 58 ON PAGE 461 IN THE RECORDS OF SAID RANDOLPH COUNTY, ILLINOIS, WHICH TRACT CONTAINS 10 ACRES,

AND

THE MIDDLE 1/3 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, EXCEPTING THEREFROM ONE SQUARE ACRE IN THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 4,

AND

THE EAST 1/2 OF THE SOUTH 1/3 OF THE SOUTHWEST 1/4 AND TWELVE ACRES OFF THE EAST END OF THE NORTH 1/3 OF THE SOUTHWEST 1/4, ALL IN SECTION 4, TOWNSHIP 5 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO CHRISTOPHER HAYER BY WARRANTY DEED RECORDED FEBRUARY 21, 2008, AS DOCUMENT NO. 2008R00791, AND FURTHER EXCEPTING THAT PORTION HERETOFORE CONVEYED TO MICHAEL HAYER AND JOYCE HAYER BY WARRANTY DEED DATED AUGUST 13, 1993, AND RECORDED IN BOOK 439 AT PAGE 229 OF THE RECORDS OF RANDOLPH COUNTY, AND FURTHER EXCEPTING THAT PORTION CONVEYED TO MICHAEL H. HAYER AND JOYCE A. HAYER BY QUIT-CLAIM DEED RECORDED JUNE 6, 2002, IN BOOK 659 AT PAGE 838 OF THE RECORDS OF RANDOLPH COUNTY, ILLINOIS, AND FURTHER EXCEPTING, FINALLY, THAT PORTION THEREOF CONVEYED TO NELSON R. KUEKER AND MARILYN A. KUEKER BY QUIT-CLAIM DEED DATED AUGUST 10, 1984, AND RECORDED IN BOOK 298, PAGE 908 OF THE RECORDS OF RANDOLPH COUNTY, ILLINOIS.

PARCEL NO.: 06-007-011-00 PRIOR DEED REFERENCE: 2012R04165

AND

PARCEL 2.1: CONTAINING 10 ACRES, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, IN TOWNSHIP 5 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, LYING SOUTH OF THE SPARTA-PRESTON ROAD CONTAINING 10 ACRES, MORE OR LESS.

PARCEL NO.: 06-007-010-50 PRIOR DEED REFERENCE: 2012R04165

09-04-300-008, 09-04-100-006

Step 4: Complete the requested information.

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

Seller Information

MEHRMANN FAMILY TRUST DATED 11/24/2009

Seller's or trustee's name

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

27465 MEADOW BAY DRIVE

LAKE ARROWHEAD

CA

92352-0000

Street address (after sale)

City

State

ZIP



Declaration ID: 20260207901255

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00577

805-699-6190

☒ Under penalties of perjury, I 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

THE FINITE BRAIN TRUST DATED SEPTEMBER 11, 2015

Buyer's or trustee's name

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

7 FIREWILLOW PL

SPRING

TX

77381-4618

Street address (after sale)

City

State

ZIP

832-465-8409

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:

THE FINITE BRAIN TRUST DATED

7 FIREWILLOW PL

SPRING

TX

77381-4618

SEPTEMBER 11, 2015

Street address

City

State

ZIP

Preparer Information

ARBEITER LAW OFFICES/SW

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

1019 STATE ST

CHESTER

IL

62233-1657

Street address

City

State

ZIP

rwa@arbeiterlaw.com

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 36 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

26,545
7,940
34,485

3 Year prior to sale 2025

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

5 Comments

SEE ATTACHED FOR CORRECT LEGAL & GRANTOR.

Illinois Department of Revenue Use

Tab number

M90



Declaration ID: 20260207901255
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00577

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
06-007-010-50	9.88	Acres	No

Personal Property Table



Declaration ID: 20260207901255

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2026R00577

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
STEVEN T. HAYER TRUST DATED 2/7/2024	31875 8TH AVE	LAGUNA BEACH	CA	926510000	8056996190	USA
BRENDA HAYER MAILER TRUST AGREEMENT DATED 3/27/2008	4 FOSKETT ST	SUMMERVILLE	MA	021440000		USA
KATHLEEN HAYER AMUNDSEN REVOCABLE LIVING TRUST DATED 12/17/2009	7061 SOUTH VILLANOVA DR	ST. LOUIS	MO	631230000		USA

Additional Buyers Information



DocId:8192551
Tx:4174482

RECORDED
02/25/2026 12:14 PM Pages: 3

2026R00577

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	463.50
COUNTY STAMP FEE	231.75
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	775.25

TRUSTEE'S DEED IN TRUST

THIS INDENTURE WITNESSETH, that the **GRANTOR(S), KATHLEEN HAYER AMUNDSEN, Trustee of the Kathleen Hayer Amundsen Revocable Living Trust of dated December 17, 2009**, of St. Louis, St. Louis County, Missouri, for and in consideration of the sum of Ten and no/100 (\$10.00)-----DOLLARS, and other good and valuable consideration in hand paid, **CONVEY(S) AND WARRANTS to MARCUS H. HAYER, Trustee of the Finite Brain Trust dated September 11, 2015** of The Woodlands, Montgomery County, Texas, the following described real estate situated in the County of Randolph in the State of Illinois, to-wit:

All of Grantor's remaining undivided 4.3129/164.31 interest in the following:

Parcel 2: Containing 164.31 acres, described as follows:

The West ½ of the South 1/3 of the Southwest ¼ of Section 4, Township 5 South, Range 6 West of the Third Principal Meridian, Randolph County, Illinois, containing 27 acres, more or less,
AND

The North 1/3 of the Southwest ¼ of Section 4, Township 5 South, Range 6 West of the Third Principal Meridian, Randolph County, Illinois, excepting that portion conveyed by R.J. Steele to Will F. Hayer, as appears of Record in Book 58 on Page 461 in the records of said Randolph County, Illinois, which tract contains 10 aces,
AND

The middle 1/3 of the Southwest ¼ of Section 4, Township 5 South, Range 6 West of the Third Principal Meridian, Randolph County, Illinois, excepting therefrom one square acre in the Southeast corner of the Northeast ¼ of the Southwest ¼ of said Section 4,
AND

The East 1/2 of the South 1/3 of the Southwest 1/4 and twelve acres off the East end of the North 1/3 of the Southwest 1/4, all in Section 4, Township 5 South, Range 6 West of the Third Principal Meridian, Randolph County, Illinois.

EXCEPTING THEREFROM that portion thereof conveyed to Christopher Hayer by Warranty Deed recorded February 21, 2008, as Document No. 2008R00791, and FURTHER EXCEPTING that portion heretofore conveyed to Michael Hayer and Joyce Hayer by Warranty Deed dated August 13, 1993, and recorded in Book 439 at Page 229 of the records of Randolph County, AND FURTHER EXCEPTING that portion conveyed to Michael H. Hayer and Joyce A. Hayer by Quit-Claim Deed recorded June 6, 2002, in Book 659 at Page 838 of the records of Randolph County, Illinois, and FURTHER EXCEPTING, that portion thereof conveyed to Nelson R. Kueker and Marilyn A. Kueker by Quit-Claim Deed dated August 10, 1984, and recorded in Book 298, Page 908 of the records of Randolph County,

STRAIGHT TRANSFER

463,400.00

Illinois. and FURTHER EXCEPTING a tract of land conveyed to the Lebanon Cemetery Association by deed recorded in Book 19, Page 192 in the land records of Randolph County, Illinois,

Parcel No.: 06-007-011-00 (09-04-300-008)

Prior Deed Reference: 2010R02463

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

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-subdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said Trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof, the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

And the Grantor(s) hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

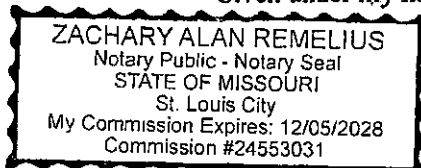
IN WITNESS WHEREOF, the Grantor aforesaid has signed these presents this 5th day of February, 2026.

Kathleen Hayer Amundsen
Kathleen Hayer Amundsen, Trustee of
The Kathleen Hayer Amundsen Trust

STATE OF Missouri)
COUNTY OF St. Louis City)SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **KATHLEEN HAYER AMUNDSEN**, as Trustee of the **Kathleen Hayer Amundsen Trust dated December 17, 2009**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 5th day of February, 2026.



Zachary Alan Remelius
Notary Public

NAME & ADDRESS OF PREPARER: Arbeiter Law Offices, P.O. Box 367, Chester, IL 62233 Tele. 618-826-2369, FAX (618) 826-4511

Mail deed to: Arbeiter Law Offices, P.O. Box 367, Chester, IL 62233

TAXPAYER: Marcus H. Hayer, Trustee, 7 Firewillow Place, The Woodlands, Texas 77381



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 RIDGE ROAD

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

SPARTA

62288-0000

City or village

ZIP

T5S R6W

Township

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

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

06-009-006-00

76.22

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 2/4/2026
Date

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

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	194.50
COUNTY STAMP FEE	97.25
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	371.75

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

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

10 Identify only the items that apply to this sale.

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration 11 194,426.00
12a Amount of personal property included in the purchase 12a 0.00



Declaration ID: 20260207997964
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00584

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			194,426.00
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			194,426.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			389.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			194.50
20	County tax stamps — multiply Line 18 by 0.25.	20			97.25
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			291.75

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

PARCEL 1:

ALL THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, LYING SOUTH OF THE SPARTA AND PRESTON ROAD, EXCEPTING A TRACT CONTAINING ABOUT 2 ACRES SOLD TO THE FAIR VIEW BAPTIST CHURCH WHICH IS DESCRIBED AS A TRACT BEGINNING 4 CHAINS EAST OF THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 5, TOWNSHIP 5 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; RUNNING SOUTH 5 CHAINS AND 31 FEET; THENCE EAST 3 CHAINS; THENCE NORTH 5 CHAINS AND 31 FEET; THENCE WEST 3 CHAINS TO THE PLACE OF BEGINNING.

09-05-400-006

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

STEVEN T. HAYER TRUSTEE OF THE STEVEN T. HAYER TRUST DATED 2/7/24

Seller's or trustee's name: 31875 8TH AVE
Street address (after sale): LAGUNA BEACH
City: CA
State: 92651-6851
ZIP: 805-699-6190
Seller's daytime phone: Phone extension: USA
Country:

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

Buyer Information

CHRISTOPHER M. HAYER

Buyer's or trustee's name: 9121 RIDGE RD
Street address (after sale): SPARTA
City: IL
State: 62286-3316
ZIP: 618-967-9129
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:

CHRISTOPHER M. HAYER
Name or company: 9121 RIDGE RD
Street address: SPARTA
City: IL
State: 62286-3316
ZIP:



Declaration ID: 20260207997964
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026000584

Preparer Information

ARBEITER LAW OFFICES/SW

USA

Country

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

State

62233-1657

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 36 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 10225
Buildings
Total 10225

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

M91



Declaration ID: 20260207997964

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2026R00584

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
THOMAS J. MEHRMANN AND DIANA H. MEHRMANN CO TRUSTEES OF THE MEHRMANN FAMILY TRUST DATED 11/24/2009	27465 MEADOW BAY DR	LAKE ARROWHEAD	CA	923520000	8056996190	USA
JEFFERY MILLER AND KATHERINE MILLER SUCCESSOR CO TRUSTEES OF THE BRENDA HAYER MILLER TRUST AGREEMENT	4 FOSKETT ST	SUMMERVILLE	MA	021440000		USA

Additional Buyers Information



PTAX-203

Illinois Real Estate
 Transfer Declaration

Step 1: Identify the property and sale information.

1 218 W BELMONT

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

SPARTA

62286-0000

City or village

ZIP

T5S R6W

Township

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

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

19-140-004-00

0.95

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 3/3/2026

Date

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

Quit claim deed

Executor deed

Trustee deed

Beneficial interest

Other (specify):

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

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

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

Current Intended

a Land/lot only

b 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 X Office

g Retail establishment

h X Commercial building (specify): SALON

i Industrial building

j Farm

k Other (specify):

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

Date

Demolition/damage Additions Major remodeling

New construction Other (specify):

10 Identify only the items that apply to this sale.

a Fulfillment of installment contract

year contract initiated:

b Sale between related individuals or corporate affiliates

c Transfer of less than 100 percent interest

d Court-ordered sale

e Sale in lieu of foreclosure

f Condemnation

g Short sale

h Bank REO (real estate owned)

i Auction sale

j Seller/buyer is a relocation company

k Seller/buyer is a financial institution or government
agency

l Buyer is a real estate investment trust

m Buyer is a pension fund

n Buyer is an adjacent property owner

o Buyer is exercising an option to purchase

p Trade of property (simultaneous)

q Sale-leaseback

r Other (specify):

s Homestead exemptions on most recent tax bill:

1 General/Alternative 0.00

2 Senior Citizens 0.00

3 Senior Citizens Assessment Freeze 0.00

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration

11 110,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20260307909400
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00677

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			110,000.00
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			110,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			220.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			110.00
20	County tax stamps — multiply Line 18 by 0.25.	20			55.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			165.00

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

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, IN TOWNSHIP 5 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN IN RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, AND THENCE RUNNING WEST ALONG THE NORTH LINE OF SAID QUARTER QUARTER SECTION FOR A DISTANCE OF 180 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING, THENCE RUNNING IN A SOUTHERLY DIRECTION WITH A DEFLECTION ANGLE OF 91°47' ALONG A LINE PARALLEL WITH AND 150 FEET DISTANT WESTERLY FROM THE WESTERLY RIGHT-OF-WAY LINE OF S.B.I. ROUTE 150 AND ALONG THE WESTERLY LINE OF THE RANDOLPH COUNTY FARM BUREAU TRACT, FOR A DISTANCE OF 225.64 FEET; THENCE RUNNING WESTERLY WITH A DEFLECTION ANGLE OF 91°47' FOR A DISTANCE OF 161.55 FEET TO A POINT; THENCE RUNNING IN A NORTHERLY DIRECTION WITH A DEFLECTION ANGLE OF 88°28' FOR A DISTANCE OF 225.64 FEET TO APPOINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, AND RUNNING THENCE IN AN EASTERLY DIRECTION ALONG THE NORTH LINE OF SAID QUARTER-QUARTER SECTION TO THE POINT OF BEGINNING. SUBJECT TO THE USE OF THE PUBLIC OF THE NORTH 10 FEET THEREOF FOR STREET PURPOSES.

AND ALSO, A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12 IN TOWNSHIP FIVE SOUTH, RANGE SIX WEST OF THE THIRD PRINCIPAL MERIDIAN IN RANDOLPH COUNTY, ILLINOIS, MORE PARTICULAR DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12 IN TOWNSHIP FIVE SOUTH, RANGE SIX WEST OF THE THIRD PRINCIPAL MERIDIAN IN RANDOLPH COUNTY, ILLINOIS, AND RUNNING THENCE WEST ALONG THE NORTH LINE OF SAID QUARTER QUARTER SECTION FOR A DISTANCE OF 360.73 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING THENCE RUNNING SOUTH WITH A DEFLECTION ANGLE OF 91° 32 MINUTES ALONG THE EASTERLY LINE OF THE DR. L.C. FIENE TRACT (FORMERLY THE MCKELVEY TRACT) FOR A DISTANCE OF 225.64 FEET; THENCE RUNNING EAST WITH A DEFLECTION ANGLE OF 88° 28' FOR A DISTANCE OF 20 FEET; THENCE RUNNING NORTH WITH A DEFLECTION ANGLE OF 91° 32 MINUTES FOR A DISTANCE OF 225.64 FEET TO A POINT ON THE NORTH LINE OF SAID QUARTER QUARTER SECTION, AND THENCE RUNNING WEST ALONG THE NORTH LINE OF SAID QUARTER QUARTER SECTION FOR A DISTANCE OF 20 FEET TO THE POINT OF BEGINNING, SUBJECT TO AN EASEMENT FOR PUBLIC ROAD PURPOSES OVER AND ACROSS THE NORTH 10 FEET THEREOF.

09-12-233-005

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

ALVIN R. SCHUETZ

Seller's or trustee's name

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

19 W MAIN ST

Street address (after sale)

ALBION
City

IL
State

62806-1006
ZIP

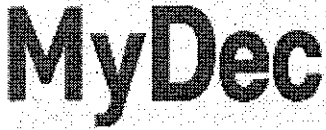
352-476-5061

Seller's daytime phone

Phone extension

USA
Country

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



Declaration ID: 20260307909400
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R000077

Buyer Information

GREGORY DAVITZ

Buyer's or trustee's name

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

4 W HAYWOOD CT
Street address (after sale)

CHESTER
City

IL
State

62233-2117
ZIP

618-967-5124
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:

GREGORY DAVITZ
Name or company

4 W HAYWOOD CT
Street address

CHESTER
City

IL
State

62233-2117
ZIP

USA
Country

Preparer Information

- ARBEITER LAW OFFICES

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

1019 STATE ST
Street address

CHESTER
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 36 C
County Township Class Cook-Minor Code 1 Code 2

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

Land

Buildings

Total

5460
45890
51350

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

M107



Declaration ID: 20260307909400

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2026 R00677

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
CHELSEY DAVITZ						



Declaration ID: 20260307920655
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp:



DocID: 8193144
Tx: 4174914

RECORDED

03/24/2026 09:10 AM Pages: 3



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 305 N LEWIS ST

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

SPARTA 62286-0000

City or village ZIP

T5S R6W

Township

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

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

19-118-006-00	0.1400	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 3/19/2026
Date

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

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

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

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

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

Current Intended

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

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

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

10 Identify only the items that apply to this sale.

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11	22,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20260307920655
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

20260307920655

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			22,000.00
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			22,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			44.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			22.00
20	County tax stamps — multiply Line 18 by 0.25.	20			11.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			33.00

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

LOT SEVEN (7) IN BLOCK TWO (2) OF MOFFAT'S ADDITION TO THE CITY OF SPARTA, AS SHOWN BY PLAT THEREOF RECORDED IN PLAT BOOK "F" AT PAGE 86 IN THE RECORDS OF RANDOLPH COUNTY, ILLINOIS.

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

09-01-282-006

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

KENNETH ROSS AND JEANNE M. SLAVENS

Seller's or trustee's name: 8533 BALDWIN ROAD
Street address (after sale): BALDWIN
City: IL
State: 62217-0000
ZIP: 618-615-2151
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

TERRANCE BLACK

Buyer's or trustee's name: 316 W JACKSON ST
Street address (after sale): SPARTA
City: IL
State: 62286-1609
ZIP: 618-606-8844
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:

TERRANCE BLACK
Name or company: 316 W JACKSON ST
Street address: SPARTA
City: IL
State: 62286-1609
ZIP: USA
Country:



Declaration ID: 20260307920655
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R00873

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

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

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

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

To be completed by the Chief County Assessment Officer	
1 <u>079</u> <u>36</u> <u>R</u>	3 Year prior to sale <u>2025</u>
County Township Class Cook-Minor Code 1 Code 2	4 Does the sale involve a mobile home assessed as real estate? _____ Yes ☒ No
2 Board of Review's final assessed value for the assessment year prior to the year of sale.	5 Comments
Land <u>2415</u>	
Buildings <u>12270</u>	
Total <u>14685</u>	
Illinois Department of Revenue Use	Tab number <u>M128</u>



Declaration ID: 20260307920683
Status: Closing Completed
Document No.: Not Recorded

9

State/County Stamp: DOC18:8193344
Tx:4175070

RECORDED

05/30/2026 02:03 PM Pages: 3



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 905 N PINE ST

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

SPARTA 62286-0000

City or village ZIP

T5S R6W

Township

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

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

19-110-014-00	0.18	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 3/24/2026
Date

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

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

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

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

Current Intended

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

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

	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

11 130,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20260307920683

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00952

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			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.

LOT NO. SIX (6) IN BLOCK NO. SIX (6) OF T.G. DEAN'S ADDITION TO THE CITY OF SPARTA, RANDOLPH COUNTY, ILLINOIS, SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD, OR AS WOULD BE DETERMINED BY A PHYSICAL INSPECTION OF THE PREMISES OR A SURVEY THEREOF.

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.

09-01-227-009

Step 4: Complete the requested information.

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

Seller Information

CARA A. PICKETT

Seller's or trustee's name

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

252 N MARKET ST

Street address (after sale)

SPARTA

City

IL

State

62286-2021

ZIP

618-317-5738

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

LISA TUETKIN

Buyer's or trustee's name

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

905 N PINE ST

Street address (after sale)

SPARTA

City

IL

State

62286-1119

ZIP

617-443-8761

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:

LISA TUETKIN

Name or company

905 N PINE ST

Street address

SPARTA

City

IL

State

62286-1119

ZIP



Declaration ID: 20260307920683
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R00952

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 36 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	3830
Buildings	29505
Total	33335

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

1141



Declaration ID: 20260307917640
Status: Closing Completed
Document No.: Not Recorded

9

State/County Stamp:



DocId:8193358
Tx:4175078

RECORDED

03/31/2026 08:34 AM Pages: 4

2026R00960

MELANIE L. JOHNSON CLERK & RECORDER
RANDOLPH COUNTY, ILLINOIS



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 509 W GRIGG

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

SPARTA

62286-0000

City or village

ZIP

T5S R6W

Township

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

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

19-073-011-00

0.20

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 3/27/2026
Date

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

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

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

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

Current Intended

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

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

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

10 Identify only the items that apply to this sale.

- a ☐ Fulfillment of installment contract
year contract initiated :
b ☐ Sale between related individuals or corporate affiliates
c ☐ Transfer of less than 100 percent interest
d ☐ Court-ordered sale
e ☐ Sale in lieu of foreclosure
f ☐ Condemnation
g ☐ Short sale
h ☐ Bank REO (real estate owned)
i ☐ Auction sale
j ☐ Seller/buyer is a relocation company
k ☐ Seller/buyer is a financial institution or government agency
l ☐ Buyer is a real estate investment trust
m ☐ Buyer is a pension fund
n ☐ Buyer is an adjacent property owner
o ☐ Buyer is exercising an option to purchase
p ☐ Trade of property (simultaneous)
q ☐ Sale-leaseback
r ☐ Other (specify):
s ☒ Homestead exemptions on most recent tax bill:
1 General/Alternative 6,000.00
2 Senior Citizens 5,000.00
3 Senior Citizens Assessment Freeze 8,060.00

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

11 105,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20260307917640
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R00960

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		105,000.00	
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		105,000.00	
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18		210.00	
19	Illinois tax stamps — multiply Line 18 by 0.50.	19		105.00	
20	County tax stamps — multiply Line 18 by 0.25.	20		52.50	
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21		157.50	

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

LOT 6 IN BLOCK 4 OF WILLIAM F. WILSON'S ADDITION TO THE CITY OF SPARTA, SITUATED IN RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT DATED MARCH 5, 1872 AND RECORDED JUNE 6, 1872 IN PLAT BOOK "C" AT PAGE 95 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.

09-01-456-009

Step 4: Complete the requested information.

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

Seller Information

LUCY M. HESSE

Seller's or trustee's name

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

1600 WALNUT ST
Street address (after sale)

HIGHLAND
City

IL
State

62249-2040
ZIP

618-317-6930
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

KYLE N. DANIELS

Buyer's or trustee's name

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

509 W GRIGG ST
Street address (after sale)

SPARTA
City

IL
State

62286-1754
ZIP

618-708-2225
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:

KYLE N. DANIELS
Name or company

509 W GRIGG ST
Street address

SPARTA
City

IL
State

62286-1754
ZIP

USA
Country



Declaration ID: 20260307917640
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R00960

Preparer Information

ARBEITER LAW OFFICES/SW

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

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

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

To be completed by the Chief County Assessment Officer

1 079 36 R
County Township Class Cook-Minor Code 1 Code 2

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

Land	<u>2850</u>
Buildings	<u>29090</u>
Total	<u>31940</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

M142



Declaration ID: 20260307917640

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2026 R00960

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
JEFFREY HESSE	1555 STONEY CREEK RD	ROBERTSVILLE	IL	630720000	6365843286	USA
PAUL HESSE	308 ORCHARD CT	TROY	IL	622940000	6186166614	USA
REBECCA BRUNO	POB 575	PIERRON	IL	622730000	6186542522	USA

Additional Buyers Information



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 815 E HARRISON ST

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

SPARTA

62286-0000

City or Village

ZIP

T5S R5W

Township

2 Enter the total number of parcels to be transferred. 7

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

19-092-002-00

60X112.5 +/-

Dimensions

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument:

4/14/2026

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): MOBILE HOME PARKS

2026R01209
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 1,270.00
COUNTY STAMP FEE 635.00
RHSPC 18.00
RECORDERS DOCUMENT STORAGE 3.66
Total: 1,985.00

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

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

10 Identify only the items that apply to this sale.

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration

11 1,270,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20260407935539
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

20260407935539

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

KOOL VALLEY MHP LLC

Seller's or trustee's name

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

539 W COMMERCE ST STE 650

Street address (after sale)

DALLAS

City

TX

State

75208-1953

ZIP

602-687-0996

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

KOOL VALLEY MHC LLC

Buyer's or trustee's name

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

24A KOOL VALLEY DR

Street address (after sale)

SPARTA

City

IL

State

62286-1217

ZIP

862-368-1873

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:

KOOL VALLEY MHC LLC

Name or company

24A KOOL VALLEY DR

Street address

SPARTA

City

IL

State

62286-1217

ZIP

USA

Country

Preparer Information

TAMMIE GREEN - PALMER ABSTRACT CO., INC.

Preparer and company name

P-26-047 - 2

Preparer's file number (if applicable)

P-26-047 - 2

Escrow number (if applicable)

503 N VAN BUREN ST

Street address

MARION

City

IL

State

62959-2339

ZIP

tammie@palmerabstract.com

Preparer's email address (if available)

618-993-3866

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 35 R 11
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

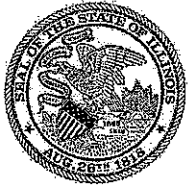
35210

3 Year prior to sale 2025

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

5 Comments
Sale also includes Mobile Homes
assessed as RE outside of court.

2026 R01209



PTAX-203-A

Illinois Real Estate Transfer Declaration Supplemental Form A

(Non-residential: sale price over \$1 million)

Step 1: Identify the property and sale information.

1 Enter the property's street address, city or village, and township. (From Line 1 of Form PTAX-203)

815 E HARRISON ST

SPARTA

T5S R5W

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

City or village

Township

2 Enter the parcel identifying number from Line 3a of Form PTAX-203.

Parcel Identifier: 19-092-002-00

3 Enter the total number of months the property was for sale on the market.

01 Months

4a Was the improvement occupied on the sale date? A "No" response means that all improvements were totally unoccupied.

☒ Yes ☐ No

If the answer is "No," enter the total number of months all improvements were unoccupied before the sale date. Go to Line 5.

4b Enter the approximate percentage of total square footage of improvements occupied or leased on the sale date. Include all improvements.

60 %

4c Did the buyer occupy the property on the sale date? If the answer is "No," go to Line 5.

☐ Yes ☒ No

4d Will the buyer continue to occupy part or all of the property after the sale?

☐ Yes ☐ No

4e Enter the beginning and ending dates of the buyer's lease agreement. Lease dates:

to

4f Briefly describe any renewal options.

5 If the buyer owns other properties within an approximate one-half mile radius of the property, complete the following information for the two closest properties owned by the buyer

Street address

City or village

Parcel identifying number

Property 1

Property 2

6 Did Line 12a of Form PTAX-203 include an amount for a transfer of personal property?

If the answer is "Yes," list the personal property transferred.*

☐ Yes ☒ No

7 Did the seller's financing arrangements affect the sale price on Line 11 of Form PTAX-203?

☐ Yes ☒ No

If the answer is "Yes," please explain how the financing affected the sale price

8 In your opinion, is the net consideration for real property entered on Line 13 of Form PTAX-203 a fair reflection of the market value on the sale date?

☒ Yes ☐ No

If the answer is "No," please explain.



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 1 COUNTRYVIEW CT

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

SPARTA

62286-0000

City or village

ZIP

T5S R6W

Township

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

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

19-139-020-00

340x581 +/-

Dimensions

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 4/14/2026

Date

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

Quit claim deed

Executor deed

Trustee deed

Beneficial interest

Other (specify):

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

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

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

Current Intended

a Land/lot only

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

c Mobile home residence

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

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

f Office

g Retail establishment

h Commercial building (specify):

i Industrial building

j Farm

k X X Other (specify): MOBILE HOME PARK

2026R01207

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	530.00
COUNTY STAMP FEE	265.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	875.00

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

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

10 Identify only the items that apply to this sale.

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11	530,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20260407935478
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01207

862-368-1873

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:

COUNTRYVIEW COURT MHC LLC

Name or company

24A KOOL VALLEY DR

Street address

SPARTA

City

IL

State

62286-1217

ZIP

Preparer Information

TAMMIE GREEN - PALMER ABSTRACT CO., INC.

Preparer and company name

P-26-047 - 1

Preparer's file number (if applicable)

P-26-047 - 1

Escrow number (if applicable)

503 N VAN BUREN ST

Street address

MARION

City

IL

State

62959-2339

ZIP

tammie@palmerabstract.com

Preparer's email address (if available)

618-993-3866

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 36 C 12
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 69025
Buildings 2640
Total 71665

3 Year prior to sale 2025

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

5 Comments

Illinois Department of Revenue Use

Tab number

M174



Declaration ID: 20260407946057
Status: Closing Completed
Document No.: Not Recorded

9

State/County Stamp: Not Issued
RECORDED

04/20/2026 09:59 AM Pages: 3

4175441

2026R01156



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 316 N ST LOUIS ST

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

SPARTA

62286-0000

City or village

ZIP

T5S R6W

Township

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

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

19-053-002-00

0.22

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 4/17/2026
Date

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

MELANIE L. JOHNSON CLERK & RECORDER
RANDOLPH COUNTY, ILLINOIS

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
STATE STAMP FEE	165.00
COUNTY STAMP FEE	82.50

TOTAL: 327.50

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

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

10 Identify only the items that apply to this sale.

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11	165,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20260407946057

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

20260407946057

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		165,000.00
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		165,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18		330.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19		165.00
20 County tax stamps — multiply Line 18 by 0.25.	20		82.50
21 Add Lines 19 and 20. This is the total amount of transfer tax due	21		247.50

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

LOT ONE (1) IN BLOCK EIGHT (8) OF "JAS. A FOSTER'S ADDITION TO THE CITY OF SPARTA"; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS RECORDED MARCH 27, 1854 IN PLAT BOOK "B" ON PAGE 29.

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.

M-01-285-001

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

CHARLES F. CHACE

Seller's or trustee's name

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

4350 FRANK SCOTT PKWY WAPT 17

Street address (after sale)

BELLEVILLE

City

IL

State

62223-6811

ZIP

618-660-3495

Seller's daytime phone

Phone extension

USA

Country

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

Buyer Information

ROBERT L. BRAND JR.

Buyer's or trustee's name

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

316 N SAINT LOUIS ST

Street address (after sale)

SPARTA

City

IL

State

62286-2056

ZIP

618-504-6392

Buyer's daytime phone

Phone extension

USA

Country

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

Mail tax bill to:

ROBERT L. BRAND JR.

Name or company

316 N SAINT LOUIS ST

Street address

SPARTA

City

IL

State

62286-2056

ZIP

USA

Country



Declaration ID: 20260407946057
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

20260407946057

Preparer Information

STEPHANIE ROBISON - TOWN & COUNTRY TITLE

2658855

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

221 W POINTE DR STE 1

SWANSEA

IL

62226-8306

Street address

City

State

ZIP

steph@tctitle.tv

618-233-5300

USA

Preparer's email address (if available)

Preparer's daytime phone

Phone extension

Country

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

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

To be completed by the Chief County Assessment Officer

1 79 30 R
County Township Class Cook-Minor Code 1 Code 2

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

3 Year prior to sale 2025

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

5 Comments

Land 2980
Buildings 32,150
Total 35,130

Illinois Department of Revenue Use

Tab number

M171



RECORDED

84/89/2026 11:22 AM Pages: 3



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 723 S ST LOUIS ST

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

SPARTA

62286-0000

City or village

ZIP

T5S R6W

Township

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

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

19-140-009-00

1.48

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 4/8/2026
Date

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

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

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

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

Current Intended

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

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	35.00
COUNTY STAMP FEE	17.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66

Total: 132.50

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

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

10 Identify only the items that apply to this sale.

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration

11 35,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20260407935390
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R01040

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.

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12; THENCE WEST 30 FEET ALONG THE QUARTER SECTION LINE TO THE WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE BOND ISSUE ROUTE #43, NOW ROUTE #4, FOR A POINT OF BEGINNING; THENCE NORTH ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 216 FEET TO A POINT; THENCE WEST ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID QUARTER QUARTER SECTION FOR A DISTANCE OF 483.1 FEET; THENCE SOUTH 37° 15' WEST, A DISTANCE OF 27.5 FEET; THENCE SOUTH 63° 20' WEST, A DISTANCE OF 156.1 FEET; THENCE SOUTH ON A LINE PARALLEL WITH THE EAST LINE OF SAID QUARTER QUARTER SECTION, A DISTANCE OF 124.2 FEET TO A POINT ON THE QUARTER SECTION LINE; THENCE EAST ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 636.3 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART CONVEYED BY DEED RECORDED SEPTEMBER 21, 1992 IN BOOK 422, PAGE 157, AS DOCUMENT NO. 131721, MADE BY HARTEL ENTERPRISES, INC. TO WILLBERN M. WELTEN AND MARY E. WELTEN, HUSBAND AND WIFE, AS JOINT TENANTS MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO FIND THE POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12; THENCE WEST 30 FEET ALONG THE QUARTER SECTION LINE TO THE WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE BOND ISSUE ROUTE #43, NOW ROUTE #4; THENCE NORTH ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 106 FEET FOR A POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE NORTH ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 110 FEET; THENCE WEST ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID QUARTER QUARTER SECTION FOR A DISTANCE OF 483.1 FEET; THENCE SOUTH 37° 15' WEST A DISTANCE OF 27.5 FEET; THENCE SOUTH 63° 20' WEST A DISTANCE OF 156.1 FEET; THENCE SOUTH A DISTANCE OF 18.2 FEET; THENCE EAST ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID QUARTER QUARTER SECTION A DISTANCE OF 638.9 FEET TO THE POINT OF BEGINNING, ALL OF THE ABOVE BEING SITUATED IN THE CITY OF SPARTA, IN SECTION 12, TOWNSHIP 5 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, IN THE COUNTY OF RANDOLPH AND STATE OF 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.

09-12-234-012

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

PHILLIP W. AND MEGAN RECTOR

Seller's or trustee's name

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

12926 WILLY RD
Street address (after sale)

COULTERVILLE
City

IL
State

62237-1958
ZIP

618-708-2111
Seller's daytime phone

Phone extension

USA
Country

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



Declaration ID: 20260407935390
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R010416

☒ is true, correct, and complete.

Buyer Information

THE CITY OF SPARTA, A MUNICIPAL CORPORATION

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)	
114 W JACKSON ST	SPARTA	IL	62286-1666
Street address (after sale)	City	State	ZIP
618-443-2914	USA		
Buyer's daytime phone	Country		

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

Mail tax bill to:

THE CITY OF SPARTA, A MUNICIPAL CORPORATION	114 W JACKSON ST	SPARTA	IL	62286-1666
Name of company	Street address	City	State	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	RED BUD	IL	62278-1525
Street address	City	State	ZIP
cooperlieferlaw@gmail.com	618-282-3866	USA	
Preparer's email address (if available)	Preparer's daytime phone	Phone extension	Country

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

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

To be completed by the Chief County Assessment Officer	
1 <u>079 36 C</u> County Township Class Cook-Minor Code 1 Code 2	3 Year prior to sale <u>2025</u>
2 Board of Review's final assessed value for the assessment year prior to the year of sale. Land <u>5665</u> Buildings <u>5665</u> Total <u>5665</u>	4 Does the sale involve a mobile home assessed as real estate? Yes No ☒ 5 Comments
Illinois Department of Revenue Use	Tab number <u>M159</u>



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 255 DELWOOD

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

SPARTA 62286-0000
City or village ZIP

T5S R6W
Township

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

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

19-159-009-00	0.36	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 3/19/2026
Date

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

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

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

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

Current Intended

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

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

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

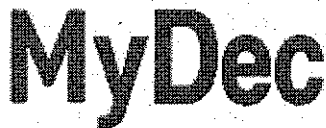
10 Identify only the items that apply to this sale.

- a ☐ Fulfillment of installment contract
year contract initiated: _____
- b ☐ Sale between related individuals or corporate affiliates
- c ☐ Transfer of less than 100 percent interest
- d ☐ Court-ordered sale
- e ☐ Sale in lieu of foreclosure
- f ☐ Condemnation
- g ☐ Short sale
- h ☐ Bank REO (real estate owned)
- i ☐ Auction sale
- j ☐ Seller/buyer is a relocation company
- k ☐ Seller/buyer is a financial institution or government agency
- l ☐ Buyer is a real estate investment trust
- m ☐ Buyer is a pension fund
- n ☐ Buyer is an adjacent property owner
- o ☐ Buyer is exercising an option to purchase
- p ☐ Trade of property (simultaneous)
- q ☐ Sale-leaseback
- r ☐ Other (specify): _____
- s ☒ Homestead exemptions on most recent tax bill:
 - 1 General/Alternative 6,000.00
 - 2 Senior Citizens 0.00
 - 3 Senior Citizens Assessment Freeze 0.00

Step 2: Calculate the amount of transfer tax due.

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

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



Declaration ID: 20260207908315
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

20260207

12b	Was the value of a mobile home included on Line 12a?	12b	Yes ☐ No ☒
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13	205,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14	0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15	0.00
16	If this transfer is exempt, identify the provision.	16	b ☐ k ☐ m ☐
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17	205,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	410.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	205.00
20	County tax stamps — multiply Line 18 by 0.25.	20	102.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	307.50

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

LOT 6 IN PRAIRIE VIEW ESTATES, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF SPARTA, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT FILED ON JUNE 21, 1976 IN PLAT CABINET 5, JACKET 24, IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS, EXCEPT COAL, 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 COVENANTS AND RESTRICTIONS DATED JUNE 18, 1976 AND RECORDED JUNE 21, 1976 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS.
SUBJECT TO BUILDING LINES AND EASEMENTS AS SHOWN ON THE PLAT OF SAID SUBDIVISION.
AND FURTHER SUBJECT TO ALL RESTRICTIONS, EASEMENTS, COVENANTS, CONDITIONS, APPLICABLE ZONING LAWS, ORDINANCES AND REGULATIONS OF RECORD OR DISCLOSED BY INSPECTIONS.

09-12-277-005

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

ANGELA BARBER

Seller's or trustee's name

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

4044 N LINCOLN AVE # 242

Street address (after sale)

CHICAGO

City

IL

State

60618-3038

ZIP

618-443-5868

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

ELI BERNARDONI

Buyer's or trustee's name

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

255 DELWOOD DR

Street address (after sale)

SPARTA

City

IL

State

62286-1907

ZIP

618-443-7891

Buyer's daytime phone

Phone extension

USA

Country

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



Declaration ID: 20260207908315
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 RO 1017

Mail tax bill to:

ELI BERNARDONI 255 DELWOOD DR SPARTA IL 62286-1907
Name or company Street address City State ZIP

Preparer Information

ARBEITER LAW OFFICES/SW

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

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

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

To be completed by the Chief County Assessment Officer

1 079 36 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 7460
Buildings 57320
Total 64780

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

M151



Declaration ID: 20260207908315

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2026 RO 1017

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
BREANNA L BERNARDONI	255 DELWOOD DR	SPARTA	IL	622860000	6183170321	USA



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 305 N JAMES

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

SPARTA 62286-0000

City or Village ZIP

T5S R6W

Township

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

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

19-117-010-00	0.17	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 4/30/2026
Date

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

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

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

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

Current Intended

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

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	106.50
COUNTY STAMP FEE	53.25
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	239.75

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

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

10 Identify only the items that apply to this sale.

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11	106,500.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20260407951302
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R01404

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	106,500.00
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	106,500.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	213.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	106.50
20	County tax stamps — multiply Line 18 by 0.25.	20	53.25
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	159.75

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

LOT 12 IN BLOCK 1, MOFFAT'S ADDITION TO THE CITY OF SPARTA, RANDOLPH COUNTY, ILLINOIS, AS SHOWN IN PLAT RECORDED IN PLAT BOOK "F" AT PAGE 86 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.

09-01-283-014

Step 4: Complete the requested information.

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

Seller Information

DIANE KIMBERLY SYKES

Seller's or trustee's name

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

237 DEBRA LN

Street address (after sale)

SPARTA

City

IL

State

62286-1902

ZIP

314-630-4946

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

LINDA J. AMSCHLER

Buyer's or trustee's name

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

305 N JAMES ST

Street address (after sale)

SPARTA

City

IL

State

62286-1215

ZIP

618-615-5938

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:

LINDA J. AMSCHLER

Name or company

305 N JAMES ST

Street address

SPARTA

City

IL

State

62286-1215

ZIP

USA

Country



Declaration ID: 20260407951302
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 Ro 1404

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

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

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

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

To be completed by the Chief County Assessment Officer

1 079 36 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	2885
Buildings	18815
Total	21700

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 223



Declaration ID: 20251107929045
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued



DocId:8194239

RECORDED

05/05/2026 09:31 AM Pages: 2

2026R01346

MELANIE L. JOHNSON CLERK & RECORDER
RANDOLPH COUNTY, ILLINOIS

AUTOMATION FEE	10.69
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	30.65
RECORDERS DOCUMENT STORAGE	3.66
Total:	61.00



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 S ST LOUIS ST

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

SPARTA

62286-0000

City or village

ZIP

T5S R6W

Township

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

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

19-141-010-00

.50

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 4/24/2026

Date

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

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

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

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

Current Intended

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

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11	35,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20251107929045
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01346

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			0.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			0.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			0.00
20	County tax stamps — multiply Line 18 by 0.25.	20			0.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			0.00

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

A PART OF THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12 IN TOWNSHIP FIVE SOUTH, RANGE SIX WEST OF THE THIRD PRINCIPAL MERIDIAN IN RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12, AT A POINT WHERE SAID NORTH LINE IS INTERSECTED BY THE WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE HIGHWAY NO. FOUR, THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY FOR A DISTANCE OF 120 FEET TO A POINT, THENCE WEST ON A LINE PARALLEL WITH THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER FOR A DISTANCE OF 180 FEET TO A POINT, THENCE NORTH ON A LINE PARALLEL WITH THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. FOUR FOR A DISTANCE OF 120 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THENCE EAST ALONG SAID NORTH LINE OF SAID HALF QUARTER SECTION FOR A DISTANCE OF 180 FEET TO THE POINT OF BEGINNING.

09-12-276-005

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

WILLIAM JOINER

Seller's or trustee's name

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

300 N SAINT LOUIS ST
Street address (after sale)

SPARTA
City

IL
State

62286-2056
ZIP

618-443-8646
Seller's daytime phone

Phone extension

USA
Country

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

Buyer Information

CITY OF SPARTA, ILLINOIS, AN ILLINOIS MUNICIPAL CORP.

Buyer's or trustee's name

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

114 W JACKSON ST
Street address (after sale)

SPARTA
City

IL
State

62286-1666
ZIP

618-443-2917
Buyer's daytime phone

Phone extension

USA
Country

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



Declaration ID: 20251107929045
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026RO1346

Mail tax bill to:

CITY OF SPARTA, ILLINOIS, AN 114 W JACKSON ST SPARTA IL 62286-1666
Name of company Street address City State ZIP

Preparer Information

JASON COFFEY - FISHER KERKHOVER COFFEY & GREMMELS

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

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

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

To be completed by the Chief County Assessment Officer

1 079 36 C
County Township Class Cook-Minor Code 1 Code 2
2 Board of Review's final assessed value for the assessment year prior to the year of sale.
Land 4845
Buildings 14090
Total 18935

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 210



AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	55.00
COUNTY STAMP FEE	27.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	162.50



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 9549 SCHULINE RD

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

SPARTA 62286-0000
City or village ZIP

T5S R6W
Township

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

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

06-029-003-00	0.51	Acre	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 4/15/2026
Date

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

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

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

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

Current Intended

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

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

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

10 Identify only the items that apply to this sale.

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

1 General/Alternative	6,000.00
2 Senior Citizens	5,000.00
3 Senior Citizens Assessment Freeze	20,355.00

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11	55,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20260307920467
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R 01359

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

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

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 6 WEST OF THE 3RD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF AFORESAID SECTION 17, TOWNSHIP 5 SOUTH, RANGE 6 WEST, OF THE 3RD P.M.; THENCE WEST ON THE SOUTH LINE OF SAID SECTION 17, A DISTANCE OF 695.5 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE CONTINUING WEST, A DISTANCE OF 140.00 FEET TO A POINT; THENCE NORTH, A DISTANCE OF 292.00 FEET TO A POINT; THENCE EAST, A DISTANCE OF 120 FEET TO A POINT; THENCE SOUTH, A DISTANCE OF 132 FEET TO A POINT; THENCE EAST, 20 FEET TO A POINT; THENCE SOUTH, A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.88 ACRES, MORE OR LESS.

09-17-400-005; 09-17-400-017

Step 4: Complete the requested information.

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

Seller Information

ANGELA S. TRULUCK

Seller's or trustee's name

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

7598 ZION CHURCH RD

Street address (after sale)

SPARTA

City

IL

State

62286-3890

ZIP

618-317-2635

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

JOHN L. KRULL

Buyer's or trustee's name

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

6597 ZION CHURCH RD

Street address (after sale)

SPARTA

City

IL

State

62286-3871

ZIP

618-713-6329

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:

JOHN L. KRULL

Name or company

6597 ZION CHURCH RD

Street address

SPARTA

City

IL

State

62286-3871

ZIP



Declaration ID: 20260307920467
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R01359

Preparer Information

USA

Country

ARBEITER LAW OFFICES/SW

Preparer and company name

1019 STATE ST

Street address

rwa@arbeiterlaw.com

Preparer's email address (if available)

Preparer's file number (if applicable)

CHESTER

City

Escrow number (if applicable)

IL

State

62233-1657

ZIP

618-826-2369

Preparer's daytime phone

Phone extension

USA

Country

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

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

Extended legal description

Form PTAX-203-A

Itemized list of personal property

Form PTAX-203-B

To be completed by the Chief County Assessment Officer

1 079 36 R
County Township Class Cook-Minor Code 1 Code 2

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

Land 5280
Buildings 38035
Total 43315

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 211



Declaration ID: 20260307920467
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R01359

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
06-029-004-50	0.36	Acres	No

Personal Property Table



Declaration ID: 20260307920467

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2026R01359

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
JONATHON LUCAS KRULL						USA



PTAX-203

Illinois Real Estate
Transfer Declaration

Step 1: Identify the property and sale information.

1 822 W 2ND ST

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

SPARTA

62286-0000

City or village

ZIP

T5S R6W

Township

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

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

10-139-017-00-002-000.638 Acres No
Primary PIN NEW Lot size or Split
Unit Parcel
acres

4 Date of instrument: 6/8/2026
Date5 Type of instrument (Mark with an "X."): ☒ Warranty deed
☐ Quit claim deed ☐ Executor deed ☐ Trustee deed
☐ Beneficial interest ☐ Other (specify):6 ☐ Yes ☒ No Will the property be the buyer's principal residence?7 ☐ Yes ☒ No Was the property advertised for sale?
(i.e., media, sign, newspaper, realtor)

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

Current Intended

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

RECORDED
06/09/2026 09:26 AM Pages: 4

2026R01713

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	120.00
COUNTY STAMP FEE	60.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	260.00

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): _____
Date

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

11 120,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20260607986787

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01713

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	☒	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			120,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			120,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			240.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			120.00
20	County tax stamps — multiply Line 18 by 0.25.	20			60.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			180.00

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

TRACT 1:

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF A 0.3 ACRE TRACT CONVEYED TO RONALD S. STORK ET UX BY WARRANTY DEED DATED FEBRUARY 11, 1986 AND RECORDED IN BOOK 314, PAGE 47 OF THE RANDOLPH COUNTY RECORDS, SAID POINT BEING 20 FEET WEST OF THE NORTHWEST CORNER OF W.R. BORDER'S SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS AS RECORDED IN PLAT BOOK "F", PAGE 48 OF THE RANDOLPH COUNTY RECORDS; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID STORK TRACT, 87.25 FEET TO AN OLD IRON PIN AT THE SOUTHEAST CORNER THEREOF; THENCE WESTERLY WITH A DEFLECTION ANGLE OF 89°54' ALONG THE SOUTHERLY LINE OF SAID STORK TRACT, 144.07 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTHERLY WITH A DEFLECTION ANGLE OF 90°03' ALONG THE WESTERLY LINE OF SAID STORK TRACT, 31.20 FEET TO THE SOUTHEAST CORNER OF A TRACT CONVEYED TO THE STANDARD OIL COMPANY BY WARRANTY DEED DATED DECEMBER 18, 1897 AND RECORDED IN BOOK 49, PAGE 480 OF THE RANDOLPH COUNTY RECORDS; THENCE SOUTHWESTERLY WITH A DEFLECTION ANGLE OF 104°10' ALONG THE SOUTHERLY LINE OF SAID STANDARD OIL TRACT, 120 FEET TO THE SOUTHWEST CORNER THEREOF FOR A POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE SOUTHERLY WITH A DEFLECTION ANGLE OF 74°09', 77.82 FEET; THENCE WESTERLY WITH A DEFLECTION ANGLE OF 90°00', 217.25 FEET; THENCE NORTHERLY WITH A DEFLECTION ANGLE OF 88°22', 100 FEET TO THE SOUTH LINE OF THE MISSOURI ILLINOIS RAILROAD; THENCE NORTHEASTERLY WITH A DEFLECTION ANGLE OF 75°47' ALONG SAID SOUTH LINE OF THE MISSOURI ILLINOIS RAILROAD 205.70 FEET TO THE NORTHWEST CORNER OF AFORESAID STANDARD OIL TRACT; THENCE SOUTHEASTERLY WITH A DEFLECTION ANGLE OF 90°00' ALONG THE WESTERLY LINE OF SAID STANDARD OIL TRACT, 81.37 FEET TO THE POINT OF BEGINNING CONTAINING 0.638 ACRES, MORE OR LESS. SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, EASEMENTS, COVENANTS AND RESTRICTIONS AND RESTRICTIONS OF RECORD, OR AS WOULD BE DETERMINED BY A PHYSICAL INSPECTION OF THE PREMISES.

PIN: 19-139-017-00 (09-01-380-009)

PROPERTY ADDRESS: 822 W. 2ND STREET, SPARTA, ILLINOIS 62286

PRIOR DEED: BOOK 367, PAGE 818; DOCUMENT NO. 2024R03097; 2026R00338

TRACT 2:

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF THE TRACK OF THE MAIN LINE OF THE CENTRALIA AND CHESTER RAILWAY COMPANY AND OF THE CENTER LINE OF THE TRACK OF THE MAIN LINE OF MOBILE AND OHIO RAILWAY COMPANY, THEREON AND ALONG THE CENTER LINE OF THE TRACK OF THE MAIN LINE OF THE SAID CENTRALIA AND CHESTER RAILWAY COMPANY, A DISTANCE OF 180 FEET TO A POINT, THENCE TO THE LEFT, 90° IN A SOUTH AND EASTERLY DIRECTION, A DISTANCE OF 25 FEET TO A POINT INDICATED BY PEG AND TACK, WHICH POINT IS ON THE LINE OF RIGHT-OF-WAY OF THE CENTRALIA AND CHESTER RAILWAY COMPANY AND ON THE LINE OF BOUNDARY OF THE PROPERTY OF BOYD COAL & COKE COMPANY; THENCE CONTINUING ON SAID LINE (AT RIGHT ANGLES TO THE CENTER LINE OF THE MAIN TRACK OF THE CENTRALIA AND CHESTER RAILWAY COMPANY) FROM THE PEG AND TACK A DISTANCE OF 80 FEET TO A POINT INDICATED BY PEG AND TACK WHICH POINT IS 328 FEET SOUTH AND WESTWARDLY FROM THE CENTER LINE OF THE COUNTY ROAD (CHESTER ROAD); THENCE TO THE RIGHT AN ANGLE OF 90° IN A SOUTH AND WESTWARDLY DIRECTION, A DISTANCE OF 120 FEET; THENCE TO THE RIGHT AN ANGLE OF 90° IN A WEST AND NORTHWARDLY DIRECTION, A DISTANCE OF 80 FEET TO A POINT WHICH POINT IS ON THE LINE OF RIGHT-OF-WAY OF THE CENTRALIA AND CHESTER RAILWAY COMPANY AND ON THE BOUNDARY LINE OF THE PROPERTY OF BOYD COAL & COKE COMPANY; THENCE TO THE RIGHT AN ANGLE OF 90° IN A NORTH AND EASTWARDLY DIRECTION A DISTANCE OF 120 FEET; THENCE TO THE LEFT AN ANGLE OF 90° DEGREES IN A WEST AND NORTHWARDLY DIRECTION A DISTANCE OF 25 FEET TO A POINT WHICH POINT IS ON THE CENTER LINE OF THE MAIN TRACK OF THE CENTRALIA AND CHESTER RAILWAY COMPANY; THENCE TO THE RIGHT AN ANGLE OF 90° IN A NORTH AND EASTWARDLY DIRECTION ON AND ALONG THE CENTER LINE OF THE MAIN TRACK OF THE CENTRALIA AND CHESTER RAILWAY COMPANY, A DISTANCE OF 180 FEET TO THE POINT OF BEGINNING. THE FOUR CORNERS OF PROPERTY SURVEYED INDICATED BY PEG



Declaration ID: 20260607986787
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01713

AND TACK, CONTAINING 0.22 ACRES, MORE OR LESS.

LESS AND EXCEPT, PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS. COMMENCING AT A P.K. NAIL WHICH IS 20.00 FEET WEST OF THE NORTHWEST CORNER OF LOT 14 OF THE W.R. BORDER'S SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, AS RECORDED IN PLAT RECORD "F", PAGE 48 AT THE RANDOLPH COUNTY RECORDER'S OFFICE; THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF A 0.3 ACRE TRACT CONVEYED TO RONALD S. STORK ET UX BY WARRANTY DEED DATED FEBRUARY 11, 1986 AND RECORDED IN BOOK 314, PAGE 47 OF THE RANDOLPH COUNTY RECORDS, 155.70 FEET TO THE NORTHWEST CORNER THEREOF FOR A POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE NORTHWESTERLY WITH A DEFLECTION ANGLE OF 79°49'38" ALONG THE EASTERLY LINE OF A 0.22 ACRE TRACT CONVEYED TO SUPERIOR HOMES BY A TAX DEED DATED DECEMBER 23, 1992 AND RECORDED IN BOOK 428, PAGE 61 OF THE RANDOLPH COUNTY RECORDS, 33.86 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTHWESTERLY WITH A DEFLECTION ANGLE OF 90°19'35" ALONG THE NORTHERLY LINE OF SAID 0.22 ACRE TRACT, 16.88 FEET; THENCE SOUTHERLY WITH A DEFLECTION ANGLE OF 75°26'57", 84.06 FEET TO THE SOUTHERLY LINE OF SAID 0.22 ACRE TRACT; THENCE NORTHEASTERLY WITH A DEFLECTION ANGLE OF 104°33'22" ALONG SAID SOUTHERLY LINE OF THE 0.22 ACRE TRACT, 37.53 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTHWESTERLY WITH A DEFLECTION ANGLE OF 89°40'06" ALONG THE EASTERLY LINE OF SAID 0.22 ACRE TRACT, 47.50 FEET TO THE POINT OF BEGINNING CONTAINING 0.051 ACRES, MORE OR LESS.

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

PIN: 06-002-023-00 (09-01-380-022)

PRIOR DEED: BOOK 428, PAGE 61; DOCUMENT NO. 2024R03095

TRACT 3:

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS. COMMENCING AT A P.K. NAIL WHICH IS 20.00 FEET WEST OF THE NORTHWEST CORNER OF LOT 14 OF THE W.R. BORDER'S SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, AS RECORDED IN PLAT RECORD "F", PAGE 48 AT THE RANDOLPH COUNTY RECORDER'S OFFICE; THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF A 0.3 ACRE TRACT CONVEYED TO RONALD S. STORK ET UX BY WARRANTY DEED DATED FEBRUARY 11, 1986 AND RECORDED IN BOOK 314, PAGE 47 OF THE RANDOLPH COUNTY RECORDS, 155.70 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTHEASTERLY WITH A DEFLECTION ANGLE OF 100°10'22" ALONG THE EASTERLY LINE OF A 0.22 ACRE TRACT CONVEYED TO SUPERIOR HOMES BY A TAX DEED DATED DECEMBER 23, 1992 AND RECORDED IN BOOK 428, PAGE 61 OF THE RANDOLPH COUNTY RECORDS, 47.50 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTHWESTERLY WITH A DEFLECTION ANGLE OF 89°40'06" ALONG THE SOUTHERLY LINE OF SAID 0.22 ACRE TRACT 37.53 FEET FOR A POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE CONTINUING SOUTHWESTERLY ON THE LAST DESCRIBED COURSE ALONG THE SOUTHERLY LINE OF SAID 0.22 ACRE TRACT, 82.47 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE EASTERLY WITH A DEFLECTION ANGLE OF 164°54'53" TO THE LEFT, 79.82 FEET; THENCE NORTHERLY WITH A DEFLECTION ANGLE OF 90°31'45", 21.46 FEET TO THE POINT OF BEGINNING CONTAINING 0.020 ACRES, MORE OR LESS.

PIN: 19-139-023-00 (09-01-380-023)

PRIOR DEED: 2024R03096; 2026R00338

Step 4: Complete the requested information.

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

Seller Information

DENNIS STORK & RALPH STORK PARTNERS OF A PARTNERSHIP D/B/A
SUPERIOR HOMES

Seller's or trustee's name

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

822 W 2ND ST

Street address (after sale)

SPARTA

City

IL

State

62286-1600

ZIP



Declaration ID: 20260607986787
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R01713

618-443-8943

☒ Under penalties of perjury, I 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

HESS CUSTOM SERVICES, LLC AN ILLINOIS LIMITED LIABILITY COMPANY

Buyer's or trustee's name

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

6261 HESS LN

EVANSVILLE

IL

62242-2159

Street address (after sale)

City

State

ZIP

618-443-8962

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:

HESS CUSTOM SERVICES, LLC AN
ILLINOIS LIMITED LIABILITY
COMPANY

6261 HESS LN

Street address

EVANSVILLE

City

IL

State

62242-2159

ZIP

USA

Country

Preparer Information

- ARBEITER LAW OFFICES / JW

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

1019 STATE ST

CHESTER

IL

62233-1657

Street address

City

State

ZIP

rwa@arbeiterlaw.com

618-826-2369

USA

Preparer's email address (if available)

Preparer's daytime phone

Phone extension

Country

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

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

Extended legal description

Form PTAX-203-A

Itemized list of personal property

Form PTAX-203-B

To be completed by the Chief County Assessment Officer

1 079 30 C
County Township Class Cook-Minor Code 1 Code 2

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

Land 10020
Buildings 25,245
Total 31,315

3 Year prior to sale 1025

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

5 Comments

Illinois Department of Revenue Use

Tab number

M249



Declaration ID: 20260607986787
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026060713

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
06-002-023-00	0.22	Acres	No
19-139-023-00 19-139-021-00	0.020	Acres	No

Personal Property Table

2026R01759

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	115.00
COUNTY STAMP FEE	57.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66

Total: 252.50



PTAX-203

Illinois Real Estate
Transfer Declaration

Step 1: Identify the property and sale information.

1 710 N MAPLE

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

SPARTA

62286-0000

City or village

ZIP

T5S R6W

Township

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

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

19-083-003-00

0.16

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 6/12/2026

Date

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

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

Current Intended

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

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



Declaration ID: 20260507976489
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R01759

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		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.

LOT 3 IN BLOCK 1 OF JAMES BOTTOM'S SECOND ADDITION TO THE CITY OF SPARTA, RANDOLPH COUNTY, ILLINOIS. EXCEPTING ALL OIL, COAL, GAS AND MINERALS UNDERLYING SAID PREMISES HERETOFORE EXCEPTED, RESERVED OR CONVEYED OF RECORD TOGETHER WITH THE RIGHT TO MINE AND REMOVE THE SAME AND ALL RIGHTS AND EASEMENTS IN FAVOR OF THE ESTATE OF SAID COAL, OIL, GAS AND OTHER MINERALS, IF ANY, AS TO ALL AFOREMENTIONED PROPERTY(IES).
SUBJECT TO ALL OTHER EXCEPTIONS, RESERVATIONS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD, OR AS WOULD BE DETERMINED BY A PHYSICAL INSPECTION OF THE PREMISES OR A SURVEY THEREOF.

09-01-242-002

Step 4: Complete the requested information.

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

Seller Information

JUBAL N. PRESSWOOD

Seller's or trustee's name

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

1009 S. MARKET
Street address (after sale)

SPARTA
City

IL
State

62286-0000
ZIP

618-708-2346
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

TERRIE E. RIVERA

Buyer's or trustee's name

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

710 N MAPLE ST
Street address (after sale)

SPARTA
City

IL
State

62286-2040
ZIP

618-708-2925
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:

TERRIE E. RIVERA
Name or company

710 N MAPLE ST
Street address

SPARTA
City

IL
State

62286-2040
ZIP



Declaration ID: 20260507976489
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R01759

Preparer Information

- ARBEITER LAW OFFICES

USA
Country

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

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

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

To be completed by the Chief County Assessment Officer

1 079 36 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	2930
Buildings	19625
Total	22555

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

M275