



Declaration ID: 20230307964480
 Status: Closing Completed
 Document No.: Not Recorded

State/County Stamp:



DocId: 8168346
 Tx: 4156264

RECORDED

03/31/2023 03:09 PM Pages: 2

2023R00902

MELANIE L. JOHNSON CLERK & RECORDER
 RANDOLPH COUNTY, ILLINOIS

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	37.50
COUNTY STAMP FEE	19.75
RHSPC	9.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	127.25

 **PTAX-203**
Illinois Real Estate
Transfer Declaration

Step 1: Identify the property and sale information.

1 213A E GERMAN
 Street address of property (or 911 address, if available)
CHESTER 62233-0000
 City or village ZIP
T7S R7W
 Township

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

<u>18-110-007-00</u>	<u>0.16</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 3/21/2023
 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: 0
 e Apartment building (over 6 units) No. of units: 0
 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 37,500.00
 12a Amount of personal property included in the purchase 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			37,500.00
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			37,500.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			75.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			37.50
20	County tax stamps — multiply Line 18 by 0.25.	20			18.75
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			56.25

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

PART OF LOT 15 IN JOSEPHINE MEYER'S SUBDIVISION OF BLOCKS 2 AND 3 OF SWANWICK'S ADDITION, CHESTER, RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS, TO-WIT:
 BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 16 ON GERMAN STREET; THENCE NORTHEAST ALONG AN ALLEY 114 FEET TO THE POINT AND PLACE OF BEGINNING OF THE LAND HEREIN CONVEYED; THENCE CONTINUING ALONG ALLEY LINE IN NORTHEAST DIRECTION 160 FEET, OR TO RANGE LINE; THENCE SOUTH ON RANGE LINE 55 FEET; THENCE SOUTHWEST PARALLEL WITH ALLEY, 120 FEET; THENCE IN NORTHWEST DIRECTION 42 FEET TO THE PLACE OF BEGINNING SITUATED IN THE COUNTY OF RANDOLPH, IN THE STATE OF ILLINOIS.

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

17-13-486-009

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

JAMES E. GREAGER

Seller's or trustee's name

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

213A E GERMAN ST
Street address (after sale)

CHESTER
City

IL
State

62233-1435
ZIP

618-713-7617
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

GREGORY A. SNIDER

Buyer's or trustee's name

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

211A E GERMAN ST
Street address (after sale)

CHESTER
City

IL
State

62233-1475
ZIP

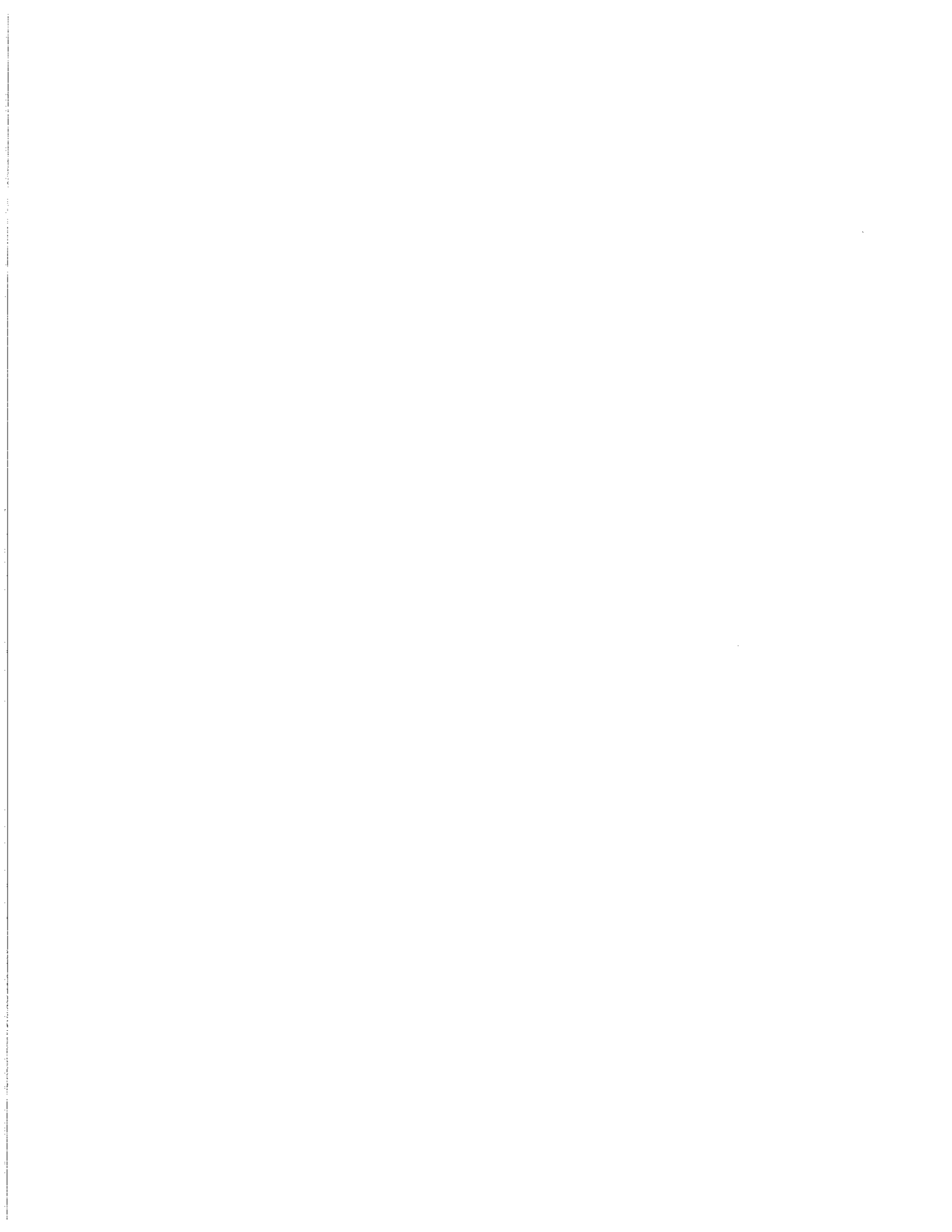
618-559-1969
Buyer's daytime phone

Phone extension

USA
Country

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

Mail tax bill to:





Declaration ID: 20230307964480

Status: Closing Completed

Documnet No.: Not Recorded

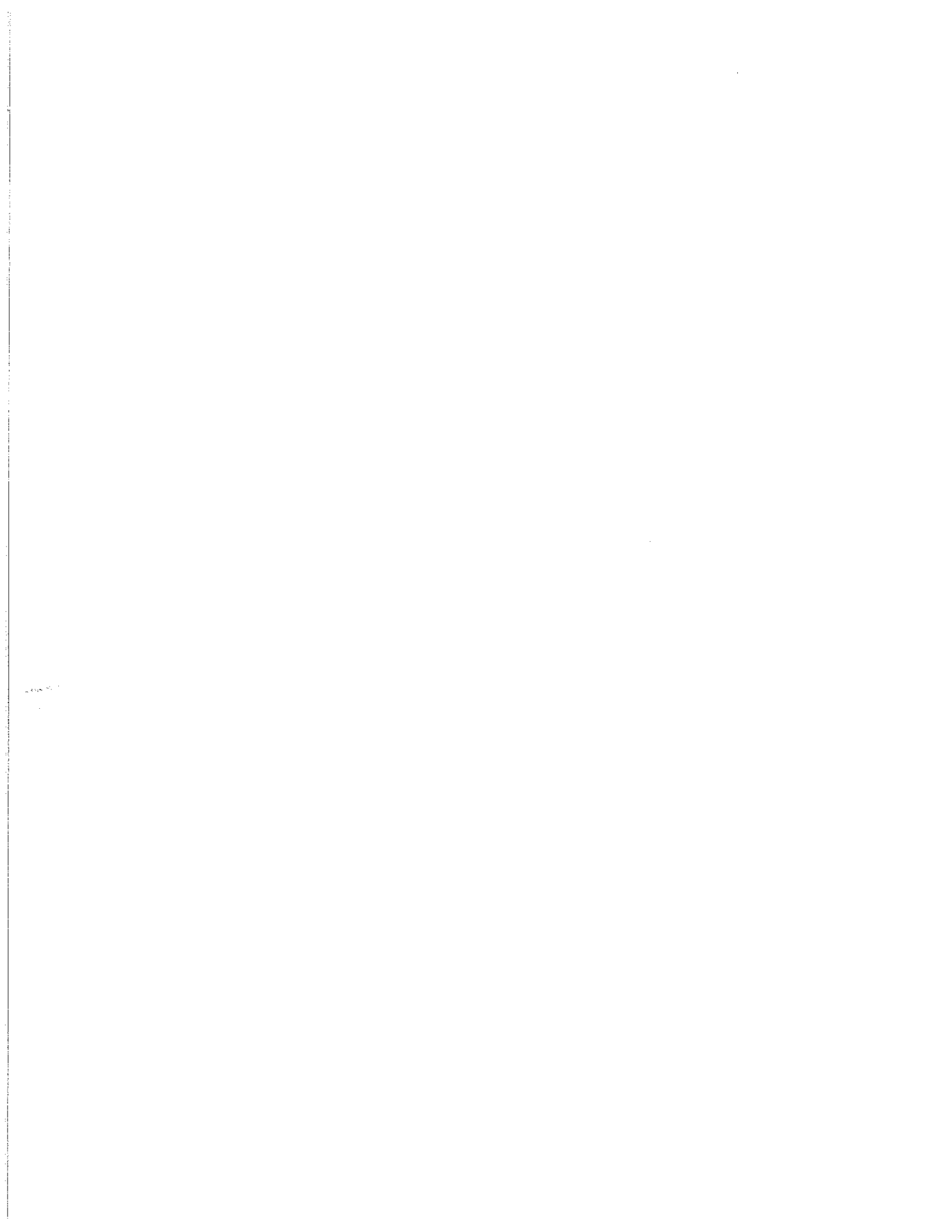
State/County Stamp: Not Issued

0902

Additional Sellers Information

Additional Buyers Information

<u>Buyer's name</u>	<u>Buyer's address (after sale)</u>	<u>City</u>	<u>State</u>	<u>ZIP</u>	<u>Buyer's phone</u>	<u>Country</u>
CYNTHIA SNIDER	211A E. GERMAN STREET	CHESTER	IL	622330000	6180000000	USA



2023R02419

MELANIE L. JOHNSON CLERK & RECORDER
 RANDOLPH COUNTY, ILLINOIS



PTAX-203 Illinois Real Estate Transfer Declaration

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	73.00
COUNTY STAMP FEE	36.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	189.50

Step 1: Identify the property and sale information.

1 1216 OAK
 Street address of property (or 911 address, if available)

CHESTER 62233-0000
 City or village ZIP

T7S R7W
 Township

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

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

<u>18-060-013-00</u>	<u>0.07</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 8/28/2023
 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 <input type="checkbox"/>	<input type="checkbox"/> Land/lot only
b <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Residence (single-family, condominium, townhome, or duplex)
c <input type="checkbox"/>	<input type="checkbox"/> Mobile home residence
d <input type="checkbox"/>	<input type="checkbox"/> Apartment building (6 units or less) No. of units: <u>0</u>
e <input type="checkbox"/>	<input type="checkbox"/> Apartment building (over 6 units) No. of units: <u>0</u>
f <input type="checkbox"/>	<input type="checkbox"/> Office
g <input type="checkbox"/>	<input type="checkbox"/> Retail establishment
h <input type="checkbox"/>	<input type="checkbox"/> Commercial building (specify):
i <input type="checkbox"/>	<input type="checkbox"/> Industrial building
j <input type="checkbox"/>	<input type="checkbox"/> Farm
k <input type="checkbox"/>	<input type="checkbox"/> 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: _____

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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)

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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

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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

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11 Full actual consideration	11	<u>73,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20230807909093
 Status: Closing Completed
 Document No.: Not Recorded

State/County Stamp: Not Issued

2023R02419

DON PAUL KOENEMAN - KOENEMAN

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

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

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

To be completed by the Chief County Assessment Officer

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

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

Land	1815
Buildings	13090
Total	14905

3 Year prior to sale 2022
 4 Does the sale involve a mobile home assessed as real estate? Yes No
 5 Comments

Illinois Department of Revenue Use

Tab number

M305



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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
MERCEDES MONROE						