



## PTAX-203 Illinois Real Estate Transfer Declaration

### Step 1: Identify the property and sale information.

1 BLUFF ROAD

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

PRAIRIE DU ROCHER 62277-0000  
City or village ZIP

T6S R8W  
Township

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

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

14-044-017-00	23	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 4/12/2023  
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: \_\_\_\_\_

	Date	
<input type="checkbox"/> Demolition/damage	<input type="checkbox"/> Additions	<input type="checkbox"/> Major remodeling
<input type="checkbox"/> New construction	<input type="checkbox"/> Other (specify):	

10 Identify only the items that apply to this sale.

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

### Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11	175,000.00
12a Amount of personal property included in the purchase	12a	0.00





Declaration ID: 20230407987561

Status: Assessment Finalized

State/County Stamp: 2-109-584-592

Document No.: 2023R01045

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

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

A TRACT OF LAND LYING IN SECTION 9 & LOT 16 OF SURVEY #360, CLAIM #2052 IN TOWNSHIP 6 SOUTH, RANGE 8 WEST OF THE 3RD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT THE CLOSING CORNER OF SECTIONS 4 & 9 ON THE NORTHEASTERLY LINE OF SURVEY #360, CLAIM #2052; THENCE SOUTH 89 DEGREES, 31 MINUTES AND 15 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 9 A DISTANCE OF 1236.76 FEET TO THE CENTERLINE OF ST. LEO'S ROAD, FROM WHICH A FOUND CONCRETE MONUMENT BEARS NORTH 89 DEGREES, 31 MINUTES AND 15 SECONDS WEST 55.93 FEET; THENCE SOUTH 45 DEGREES, 47 MINUTES AND 28 SECONDS EAST LEAVING SAID NORTH LINE AND ALONG SAID CENTERLINE 425.00 FEET TO A POINT FROM WHICH A 5/8" IRON PIN BEARS SOUTH 44 DEGREES, 55 MINUTES AND 09 SECONDS WEST 25.00 FEET; THENCE SOUTH 44 DEGREES, 55 MINUTES AND 09 SECONDS WEST LEAVING SAID CENTERLINE 736.63 FEET TO A FOUND 1/2" IRON PIN ON THE NORTHEASTERLY LINE OF SURVEY #360, CLAIM #2052; THENCE SOUTH 50 DEGREES, 09 MINUTES AND 09 SECONDS EAST ALONG SAID NORTHEASTERLY LINE 141.91 FEET TO A FOUND IRON BAR; THENCE SOUTH 33 DEGREES, 40 MINUTES AND 13 SECONDS WEST LEAVING SAID NORTHEASTERLY LINE 112.43 FEET TO THE CENTERLINE OF BLUFF ROAD, FROM WHICH A 5/8" IRON PIN BEARS NORTH 33 DEGREES, 40 MINUTES AND 13 SECONDS EAST 30.00 FEET; THENCE WESTERLY ALONG SAID CENTERLINE AND ALONG A 0 DEGREE, 19 MINUTE AND 12 SECOND CURVE TO THE LEFT HAVE A CENTRAL ANGLE OF 02 DEGREES, 17 MINUTES AND 13 SECONDS, AN ARC LENGTH OF 714.42 FEET AND A CHORD OF NORTH 60 DEGREES, 17 MINUTES AND 33 SECONDS WEST 714.37 FEET; THENCE NORTH 61 DEGREES, 26 MINUTES AND 09 SECONDS WEST ALONG SAID CENTERLINE 508.13 FEET; THENCE WESTERLY ALONG SAID CENTERLINE AND ALONG A 03 DEGREE, 24 MINUTE AND 06 SECOND CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03 DEGREES, 48 MINUTES AND 59 SECONDS, AN ARC LENGTH OF 112.19 FEET AND A CHORD OF NORTH 59 DEGREES, 31 MINUTES AND 40 SECONDS WEST 112.17 FEET TO THE NORTHWESTERLY LINE OF LOT 16 OF SURVEY #360, CLAIM #2052, FROM WHICH A 5/8" IRON PIN BEARS NORTH 33 DEGREES, 40 MINUTES AND 13 SECONDS EAST 30.00 FEET; THENCE NORTH 33 DEGREES, 40 MINUTES AND 13 SECONDS EAST LEAVING SAID CENTERLINE AND ALONG SAID NORTHWESTERLY LINE 340.51 FEET TO A FOUND STONE ON MARKING THE NORTHERNMOST CORNER OF SAID LOT #16 OF SAID SURVEY #360, CLAIM #2052; THENCE NORTH 50 DEGREES, 57 MINUTES AND 19 SECONDS WEST LEAVING SAID NORTHWESTERLY LINE AND ALONG THE NORTHEASTERLY LINE OF SAID SURVEY #360, CLAIM #2052 A DISTANCE OF 119.96 FEET TO THE POINT OF BEGINNING, CONTAINING 23.0 ACRES, MORE OR LESS, WITH THE ABOVE DESCRIBED BEING SUBJECT TO THAT PORTION NOW BEING USED FOR PUBLIC ROAD PURPOSES AND SUBJECT TO OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD, IF ANY. AS PER SURVEY #2023-007927 OF JOHN DAVID JANES, ILLINOIS PROFESSIONAL LAND SURVEYOR #035-004044 DURING MARCH OF 2023.

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.

**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**

ERIN LEEDY AND ANDY SHUBERT, SUCCESSOR TRUSTEES OF THE TERENCE G. KLINGELE DECLARATION OF TRUST DATED JULY 25, 1994

Seller's or trustee's name

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





Declaration ID: 20230407987561  
 Status: Assessment Finalized  
 Document No.: 2023R01045

State/County Stamp: 2-109-584-592

PO BOX 16207  
 Street address (after sale)

FERNANDINA  
 City

FL  
 State

32035-3121  
 ZIP

618-688-0882

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**

NATHAN D. MARLEN

Buyer's or trustee's name

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

950 BAYPOINT DRIVE  
 Street address (after sale)

FREEBURG  
 City

IL  
 State

62243-0000  
 ZIP

314-486-1859

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:**

NATHAN D. MARLEN

Name or company

950 BAYPOINT DRIVE

Street address

FREEBURG

City

IL

State

62243-0000

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**

1 079 044 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	1,510.00
Buildings	0.00
Total	1,510.00

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

M138





