

502476



PTAX-203 Illinois Real Estate Transfer Declaration

Please read the instructions before completing this form.
This form can be completed electronically at tax.illinois.gov/retd.

Step 1: Identify the property and sale information.

1 RURAL ROUTE 1
Street address of property (or 911 address, if available)

URBANA 61802
City or village ZIP

STANTON
Township

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

3 Write the parcel identifying numbers and lot sizes or acreage.

Property index number (PIN)	Lot size or acreage
a <u>271608100008</u>	<u>37 ACRES</u>
b _____	_____
c _____	_____
d _____	_____

Write additional property index numbers, lot sizes or acreage in Step 3.

4 Date of instrument: 0 / 5 / 2 0 1 2
Month Year

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)

Identify the property's current and intended primary use.
 Current Intended (Mark **only one item per column** with an "X.")

a <input type="checkbox"/>	<input type="checkbox"/>	Land/lot only
b <input type="checkbox"/>	<input 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: _____
e <input type="checkbox"/>	<input type="checkbox"/>	Apartment building (over 6 units) No. of units: _____
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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Farm
k <input type="checkbox"/>	<input type="checkbox"/>	Other (specify): _____

Do not write in this area.
County Recorder's Office use.

Barbara A. Frasca
 Recorder
 Champaign County
 2012R13461
 REC ON: 06/01/2012 4:30:00 PM
 CHAMPAIGN COUNTY
BARBARA A. FRASCA, RECORDER
 REC FEE: 25.00
 RHSP5 FEE: 10.00
 REV FEE: 555.00
 PAGES 3
 PLAT ACT: 0 PLAT PAGE:

9 Identify any significant physical changes in the property since January 1 of the previous year and write the date of the change.
 Date of significant change: _____ / _____ / _____
 (Mark with an "X.")

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

10 Identify only the items that apply to this sale. (Mark with an "X.")

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

Step 2: Calculate the amount of transfer tax due.

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

11	Full actual consideration	11	\$	<u>370,000.00</u>
12a	Amount of personal property included in the purchase	12a	\$	<u>0.00</u>
12b	Was the value of a mobile home included on Line 12a?	12b		<u>Yes</u> <input checked="" type="checkbox"/> <u>No</u> <input type="checkbox"/>
13	Subtract Line 12a from Line 11. This is the net consideration for real property.	13	\$	<u>370,000.00</u>
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	\$	<u>0.00</u>
15	Outstanding mortgage amount to which the transferred real property remains subject	15	\$	<u>0.00</u>
16	If this transfer is exempt, use an "X" to identify the provision.	16		<u>b</u> <input type="checkbox"/> <u>k</u> <input type="checkbox"/> <u>m</u> <input type="checkbox"/>
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17	\$	<u>370,000.00</u>
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62).	18		<u>740.00</u>
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	\$	<u>370.00</u>
20	County tax stamps — multiply Line 18 by 0.25.	20	\$	<u>185.00</u>
21	Add Lines 19 and 20. This is the total amount of transfer tax due.	21	\$	<u>555.00</u>

Step 3: Write the legal description from the deed. Write, type (minimum 10-point font required), or attach the legal description from the deed. If you prefer, submit an 8 1/2" x 11" copy of the extended legal description with this form. You may also use the space below to write additional property index numbers, lots sizes or acreage from Step 1, Line 3.

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 20 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CHAMPAIGN COUNTY, ILLINOIS, EXCEPT: PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 20 NORTH OF THE BASE LINE, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 20 NORTH OF THE BASE LINE, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE EAST A DISTANCE OF 417.0 FEET ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE DEFLECTING 91 DEGREES, 52.4 MNUTES TO THE RIGHT 318.2 FEET; THENCE WEST 409.0 FEET PARALLEL WITH SAID NORTH LINE AND THENCE NORTH 318.0 FEET ON THE WEST LINE OF SAID NORTHWEST QUARTER TO THE PLACE OF BEGINNING, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS.

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 (Please print.)

MILDRED M. JANSSEN ESTATE
 Seller's or trustee's name
P O BOX 37 Seller's trust number (if applicable - not an SSN or FEIN)
 Street address (after sale) RANTOUL IL 61866
 City State ZIP
Jeff Toock Seller's daytime phone
 Seller's or agent's signature (217) 893-4785 Ext.

Buyer Information (Please print.)

ERNEST A. SJUTS
 Buyer's or trustee's name
2331 CO. RD. 2000E Buyer's trust number (if applicable - not an SSN or FEIN)
 Street address (after sale) URBANA IL 61802
 City State ZIP
 Buyer's or agent's signature (217) 694-4728 Ext.
 Buyer's daytime phone

Mail tax bill to:

ERNEST A. SJUTS 2331 CO. RD. 2000E URBANA IL 61802
 Name or company Street address City State ZIP

Preparer Information (Please print.)

JEFFREY W. TOCK
 Preparer's and company's name
205 S GARRARD P O BOX 37 Preparer's file number (if applicable)
 Street address RANTOUL IL 61866
 City State ZIP
Jeff Toock Preparer's daytime phone
 Preparer's signature (217) 893-4785 Ext.
hfmid@frontier.com
 Preparer's e-mail address (if available)

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>070087</u> <u>F</u> County Township Class Cook-Minor Code 1 Code 2	3 Year prior to sale <u>2011</u>
2 Board of Review's final assessed value for the assessment year prior to the year of sale. Land <u>13,460</u> Buildings <u>0</u> Total <u>13,460</u>	4 Does the sale involve a mobile home assessed as real estate? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	5 Comments

Illinois Department of Revenue Use	Tab number
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