



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 E NOLEMAN

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

CENTRALIA 62801-0000
City or village ZIP

Centralia
Township

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

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

14-00-051-189	160x160	Dimensions	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 12/3/2020
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
☐ 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	610,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20210206139817
Status: Assessment Finalized
Document No.: 2021R00100

State/County Stamp: 2-115-854-352

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		610,000.00	
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		610,000.00	
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18		1,220.00	
19	Illinois tax stamps — multiply Line 18 by 0.50.	19		610.00	
20	County tax stamps — multiply Line 18 by 0.25.	20		305.00	
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21		915.00	

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

O. T.
LOTS 4 & 5
BLK 16

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

ERIC HOOGLAND LIMITED PARTNERSHIP

Seller's or trustee's name

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

1022 E ADAMS ST

SPRINGFIELD

IL

62703-1028

Street address (after sale)

City

State

ZIP

414-977-6845

USA

Seller's daytime phone

Phone extension

Country

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

Buyer Information

KAH V LLC

Buyer's or trustee's name

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

2500 LEHIGH AVE

GLENVIEW

IL

60026-8027

Street address (after sale)

City

State

ZIP

414-977-6845

USA

Buyer's daytime phone

Phone extension

Country

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

Mail tax bill to:

KAH V LLC

2500 LEHIGH AVE

GLENVIEW

IL

60026-8027

Name or company

Street address

City

State

ZIP

USA

Country

Preparer Information



Declaration ID: 20210206139817
Status: Assessment Finalized
Document No.: 2021R00100

State/County Stamp: 2-115-854-352

DAVE FERNANDES-DAVID A FERNANDES, ATTORNEY AT LAW

Preparer and company name	Preparer's file number (if applicable)	Escrow number (if applicable)	
1914 MAYNARD DR	CHAMPAIGN	IL	61822-5265
Street address	City	State	ZIP
fernandeslaw@yahoo.com	217-369-1091		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	
1 061 015 C County Township Class Cook-Minor Code 1 Code 2	3 Year prior to sale 2019
2 Board of Review's final assessed value for the assessment year prior to the year of sale.	4 Does the sale involve a mobile home assessed as real estate? Yes X No
Land 32,790.00	5 Comments
Buildings 147,210.00	
Total 180,000.00	
Illinois Department of Revenue Use	Tab number P49