



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

_____ City or village _____ ZIP _____

_____ Township _____

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

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

Parcel identifying number	Lot size or acreage
a _____	_____
b _____	_____
c _____	_____
d _____	_____

Write additional parcel identifiers and lot sizes or acreage in Step 3.

4 Date of instrument: _____ / _____
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)

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

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): _____

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 \$ _____
12a Amount of personal property included in the purchase	12a \$ _____
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 \$ _____
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 \$ _____
15 Outstanding mortgage amount to which the transferred real property remains subject	15 \$ _____
16 If this transfer is exempt, use an "X" to 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 \$ _____
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62).	18 _____
19 Illinois tax stamps — multiply Line 18 by 0.50.	19 \$ _____
20 County tax stamps — multiply Line 18 by 0.25.	20 \$ _____
21 Add Lines 19 and 20. This is the total amount of transfer tax due.	21 \$ _____

County: _____

Date: _____

Doc. No.: _____

Vol.: _____

Page: _____

Received by: _____

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: _____ / _____
Month Year

(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 _____	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 _____	Auction sale
h _____	Seller/buyer is a relocation company
i _____	Seller/buyer is a financial institution or government agency
j _____	Buyer is a real estate investment trust
k _____	Buyer is a pension fund
l _____	Buyer is an adjacent property owner
m _____	Buyer is exercising an option to purchase
n _____	Trade of property (simultaneous)
o _____	Sale-leaseback
p _____	Other (specify): _____
q _____	Homestead exemptions on most recent tax bill:
	1 General/Alternative \$ _____
	2 Senior Citizens \$ _____
	3 Senior Citizens Assessment Freeze \$ _____

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 parcel identifiers and lots sizes or acreage from Step 1, Line 3.

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.)

Seller's or trustee's name _____		Seller's trust number (if applicable - not an SSN or FEIN) _____		
Street address (after sale) _____		City _____	State _____	ZIP _____
Seller's or agent's signature _____		Seller's daytime phone _____		

Buyer Information (Please print.)

Buyer's or trustee's name _____		Buyer's trust number (if applicable - not an SSN or FEIN) _____		
Street address (after sale) _____		City _____	State _____	ZIP _____
Buyer's or agent's signature _____		Buyer's daytime phone _____		

Mall tax bill to:

Name or company _____	Street address _____	City _____	State _____	ZIP _____
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Preparer Information (Please print.)

Preparer's and company's name _____		Preparer's file number (if applicable) _____		
Street address _____		City _____	State _____	ZIP _____
Preparer's signature _____		Preparer's daytime phone _____		
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 _____
 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	_____	_____	_____	_____	_____

3 Year prior to sale _____

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

5 Comments _____

Illinois Department of Revenue Use

Tab number