



PTAX-203

Illinois Real Estate Transfer Declaration

Please read the instructions before completing this form. This form can be completed electronically at www.revenue.state.il.us/retd.

Step 1: Identify the property and sale information.

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

City or village _____ 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 deed/trust document: _____ / _____
Month Year

5 Type of deed/trust document* (Mark with an "X."): _____ Warranty deed
_____ Quit claim deed _____ Executor deed _____ Trustee deed
_____ Other (specify): _____

6 _____ Yes _____ No Will the property be the buyer's principal residence?*

7 _____ Yes _____ No Was the property advertised for sale or sold using a real estate agent?*

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

a _____ Vacant land/lot
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)*: _____

Do not write in this area.
This space is reserved for the County Recorder's Office use.

County: _____

Date: _____

Doc. No.: _____

Vol.: _____

#Page: _____

Recorded by: _____

9 Identify any significant physical changes in the property since January 1 of the previous year and write the date of the change.

(Mark with an "X.")

_____ Demolition/damage _____ Additions _____ Major remodeling

_____ New construction _____ Other (specify): _____

Date of significant change*: _____ / _____
Month Year

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)*: Check exemptions on last annual tax bill:
_____ Homeowners Exemption
_____ Senior Citizen Exemption
_____ Senior Assessment Freeze Exemption
_____ Alternative General Homestead Exemption

Step 2: Calculate the amount of transfer tax due.

Note: Round Lines 11 through 17 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.

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 Lines 11 and 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 \$ _____

*See instructions.

This form is authorized in accordance with 35 ILCS 200/31-1 et seq. Disclosure of this information is REQUIRED. This form has been approved by the Forms Management Center. IL-492-0227

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) _____		
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) _____		
Street address (after sale) _____	City _____	State _____	ZIP _____
Buyer's or agent's signature _____	() _____		
	Buyer's daytime phone _____		

Mail 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

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? <input type="checkbox"/> Yes <input type="checkbox"/> No			
5	Comments _____			

To be completed by the Illinois Department of Revenue	Tab number _____
Full consideration _____	
Adjusted consideration _____	