



PTAX-203-A

Illinois Real Estate Transfer Declaration Supplemental Form A (Non-residential: sale price over \$1 million)

Do not write in this area.

This space is reserved for the County Recorder's Office use.

County: _____

Date: _____

Doc. No.: _____

Vol.: _____

Page: _____

Received by: _____

File this form with Form PTAX-203, Illinois Real Estate Transfer Declaration, and the original deed or trust document at the County Recorder's office within the county where the property is located if the following conditions are met:

- On Form PTAX-203, Line 11 the sale price is over \$1 million, **and**
- On Form PTAX-203, Line 8 the property's **current** use is marked "Apartment building (over 6 units)," "Office," "Retail establishment," "Commercial building," "Industrial building," or "Other."

Please read the instructions before completing this form.

Step 1: Identify the property and sale information.

1 Write the property's street address, city or village, and township. (From Line 1 of Form PTAX-203)

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

City or village _____

Township _____

2 Write the parcel identifying number from Line 3a of Form PTAX-203.

Parcel Identifier: _____

3 Write the total number of months the property was for sale on the market.* _____ Months

4a Was the improvement occupied on the sale date?* A "No" response means that all improvements were totally unoccupied.

Yes No

If the answer is "No," write the total number of months all improvements were unoccupied before the sale date. Go to Line 5.

_____ Months

4b Write the approximate percentage of total square footage of improvements occupied or leased on the sale date. Include all improvements.

_____ Percent

4c Did the buyer occupy part or all of the property on the sale date?

Yes No

If the answer is "No," go to Line 5.

4d Will the buyer continue to occupy part or all of the property after the sale?

Yes No

4e Write the beginning and ending dates of the buyer's lease agreement.

Lease dates: _____ / _____ to _____ / _____
Month Year Month Year

4f Briefly describe any renewal options.

5 If the buyer owns other properties within an approximate one-half mile radius of the property, complete the following information for the two closest properties owned by the buyer.

Street Address

City or Village

Parcel Identifying Number

Property 1 _____

Property 2 _____

6 Did Line 12a of Form PTAX-203 include an amount for a transfer of personal property?

Yes No

If the answer is "Yes," submit a list of personal property transferred.*

7 Did the seller's financing arrangements affect the sale price on Line 11 of Form PTAX-203?*

Yes No

If the answer is "Yes," please explain how the financing affected the sale price.

8 In your opinion, is the net consideration for real property entered on Line 13 of Form PTAX-203 a fair reflection of the market value on the sale date?

Yes No

If the answer is "No," please explain.

Step 2: Complete the requested information.

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the facts stated in this form are true and correct. Any person who willfully falsifies or omits any information required in this form shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.

Seller's or trustee's name: _____ Seller's daytime phone: _____

Address: _____
Street Address City State Zip

Seller's or agent's signature: _____ Date: _____

Buyer's or trustee's name: _____ Buyer's daytime phone: _____

Address: _____
Street Address City State Zip

Buyer's or agent's signature: _____ Date: _____