

WAYNE COUNTY PROPERTY TAX STATEMENT

2022 Taxes Payable in 2023

Statement #: 10665

YVETTE ANDERSON
WAYNE COUNTY COLLECTOR
301 E MAIN ST., STE 201
FAIRFIELD, IL 62837
Phone: 618-842-5087

Property Index Number (PIN): 10-32-034-013
Property Owner: MCNE00109 MCNEIL DANIEL LEE
Township: HICKORY HILL TOWNSHIP
Property Address: 173 COUNTY ROAD 900 N
BLUFORD, IL 62814-3641
Property Class: 0011 - Farm with Improvements
Township: 15 Section: 32 Range: 5E
Legal Description: SW SE
2021-3358 WD 10-21

Alternate PIN: 1132400001
Taxing Code: 10002
Mailing Code:
Land/Lot Acres: 1.08
Farmland Acres: 38.92
Total Acres: 40.00

Mail To: MCNE00109

MCNEIL DANIEL LEE

49 SYCAMORE ST
COVINGTON, LA 70433-5730

| BOR Equalization Factors: | | Assessed Valuation | |
|---------------------------|---------|--------------------|--------|
| Land/Lot: | 1.00000 | Land/Lot: | 1,547 |
| Building: | 1.00000 | Building: | 40,502 |
| Farmland: | 1.00000 | Farmland: | 4,971 |
| Farm Building: | 1.00000 | Farm Building: | 6,182 |
| | | Mineral: | 0 |

Payment Information

Make Checks Payable To: WAYNE COUNTY COLLECTOR
Mail To: 301 E MAIN ST., STE 201, FAIRFIELD, IL 62837.

IDOR Equalization Factor: 1.00000
Fair Cash Value (Non-Farm): \$126,447

Taxable Bill Calculation

Total Assd Valuation: 53,302
- Home Improvements: 0
- Disabled Veterans: 0
Adjusted AV: 53,302
X IDOR Equalization Factor: 1.00000
Equalized AV: 53,302
- General Homestead: 0
- Senior Homestead: 0
- SCAFHE: 0
- Disabled Persons: 0
- Disabled Veterans (Standard): 0
- Returning Veterans: 0
- Natural Disaster Homestead: 0
- Historical Freeze: 0
- Frat. / Vet. Org. Freeze: 0

| Tax District Breakdown | | | | | | |
|------------------------|----------------|---------------|--------------------|-----------------|--------------|---------|
| Taxing Districts | Prior Year | | Current Year(2023) | | | |
| | Rate | Tax | Rate | Tax | % | Pension |
| CITY AMB SERV AR 3 | 0.11336 | 7.09 | 0.10616 | 56.59 | 1.60 | 0.00 |
| HICKORY HILL TOWNSHIP | 1.10448 | 69.11 | 1.01764 | 542.42 | 15.30 | 25.37 |
| MULTI-TMP ASSESSOR 1 | 0.05020 | 3.14 | 0.04629 | 24.67 | 0.70 | 0.00 |
| REND LAKE JC 521 | 0.60295 | 37.73 | 0.59125 | 315.15 | 8.89 | 6.41 |
| WAYNE CITY U 100 | 4.32399 | 270.55 | 4.06130 | 2,164.75 | 61.08 | 130.37 |
| WAYNE COUNTY | 0.79754 | 49.90 | 0.54295 | 289.40 | 9.17 | 107.95 |
| WAYNE FIRE DIST | 0.30251 | 18.93 | 0.26350 | 151.11 | 4.26 | 3.74 |
| Grand Totals: | 7.29503 | 456.46 | 6.64909 | 3,544.10 | 100.0 | |

Taxable Value: 53,302
X Tax Rate: 6.64909
Tax Amount: 3,544.10
+ Drainage District Fees: 0.00

For a license plate discount and/or a mass transit benefit for persons with disabilities and seniors, complete the Benefit Access Application online at <https://flagging.illinois.gov/>
You may be eligible for various exemptions. Please contact the County Assessment Office at 618-842-2582 for information.
No Personal checks after 4 December, 2023. NSF Checks will void payment and incur a charge of \$25.00.

Final Tax Amount Due: 3,544.10

| First | Installment | Second |
|------------|-------------|------------|
| 10/06/2023 | Due Date | 11/09/2023 |
| 1,772.05 | Amount Due | 1,772.05 |

| Bank | Check | Money Order | Box | Cash | Mail |
|------|-------|-------------|-----|------|------|
| | | | | | |

Tax Year: 2022 Property Index #: 10-32-034-013

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RETURN STUB WITH PAYMENT

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Due Date: 10/06/2023 Amount Due: 0.00

Due Date: 11/09/2023 Amount Due: 0.00

Date Paid: 09/29/2023 Amount Paid: 1,772.05

Date Paid: 11/08/2023 Amount Paid: 1,772.05

If Paying Past the Due Date:
On or After 10/07/2023
On or After 11/07/2023
On or After 12/07/2023
On or After 01/07/2024 Contact Treasurer's Office

First Installment

1

If Paying Past the Due Date:
On or After 11/10/2023
On or After 12/10/2023 Contact Treasurer's Office

Second Installment

2

Owner: MCNE00109 MCNEIL DANIEL LEE
County: WAYNE COUNTY

Owner: MCNE00109 MCNEIL DANIEL LEE
County: WAYNE COUNTY



3145-15



DISCLOSURE OF INFORMATION AND ACKNOWLEDGEMENT LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (initial) (All Sellers should initial)

- ^{DS}
 (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
 Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

- Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- ^{DS}
 (b) Records and Reports available to the seller (check one below):
 Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents below):

- Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial) (All Purchasers should initial)

- _____ (c) Purchaser has received copies of all information listed above.

- _____ (d) Purchaser has received the pamphlet *Protect Your Family From Lead in Your Home*.

- _____ (e) Purchaser has (check one below):

- Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of lead-based paint or lead-based paint hazards; or
- Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (initial) (Seller's Designated Agent)

- ^{DS}
 _____ (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852 d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

^{DocuSigned by:}
 Seller Daniel Lee McNeil Date 12/15/2023 Seller _____ Date _____
 4250C39540444DC...
 Purchaser _____ Date _____ Purchaser _____ Date _____
 Agent Linda Truck Date 12/15/23 Agent _____ Date _____

Location of Property 173 Co Rd 900N City Bluford State IL Zip Code 62814

**Keep a fully executed copy of this document for three (3) years from the date hereof.
This Disclosure Form should be attached to the Real Estate Sale Contract.**



DISCLOSURE OF INFORMATION ON RADON HAZARDS (For Residential Real Property Sales or Purchases)

Radon Warning Statement

Every buyer of any interest in residential real property is notified that the property may present exposure to dangerous levels of indoor radon gas that may place the occupants at risk of developing radon-induced lung cancer. Radon, a Class-A human carcinogen, is the leading cause of lung cancer in non-smokers and the second leading cause overall. The seller of any interest in residential real property is required to provide the buyer with any information on radon test results of the dwelling showing elevated levels of radon in the seller's possession.

The Illinois Emergency Management Agency (IEMA) strongly recommends ALL homebuyers have an indoor radon test performed prior to purchase or taking occupancy, and mitigated if elevated levels are found. Elevated radon concentrations can easily be reduced by a qualified, licensed radon mitigator.

Seller's Disclosure (initial each of the following which applies)

- (a) Elevated radon concentrations (above EPA or IEMA recommended Radon Action Level) are known to be present within the dwelling. (Explain).
- (b) Seller has provided the purchaser with the most current records and reports pertaining to elevated radon concentrations within the dwelling.
- (c) Seller either has no knowledge of elevated radon concentrations in the dwelling or prior elevated radon concentrations have been mitigated or remediated.
- (d) Seller has no records or reports pertaining to elevated radon concentrations within the dwelling.

Purchaser's Acknowledgment (initial each of the following which applies)

- (e) Purchaser has received copies of all information listed above.
- (f) Purchaser has received the IEMA approved Radon Disclosure Pamphlet.

Agent's Acknowledgement (initial IF APPLICABLE)

- (g) Agent has informed the seller of the seller's obligations under Illinois law.

Certification of Accuracy

The following parties have reviewed the information above and each party certifies, to the best of his or her knowledge, that the information he or she has provided is true and accurate.

DocuSigned by:
Seller Daniel Lee McNeil Date 12/15/2023
4250C39540444DC...
Seller _____ Date _____
Purchaser _____ Date _____
Purchaser _____ Date _____
Agent Linda Tucker Date 12/15/23
Agent _____ Date _____

Property Address: 173 Co Rd 900N
City, State, Zip Code: Blufford IL 62814

RESIDENTIAL REAL PROPERTY DISCLOSURE REPORT

NOTICE: THE PURPOSE OF THIS REPORT IS TO PROVIDE PROSPECTIVE BUYERS WITH INFORMATION ABOUT MATERIAL DEFECTS IN THE RESIDENTIAL REAL PROPERTY BEFORE THE SIGNING OF A CONTRACT. THIS REPORT DOES NOT LIMIT THE PARTIES' RIGHT TO CONTRACT FOR THE SALE OF RESIDENTIAL REAL PROPERTY IN "AS IS" CONDITION. UNDER COMMON LAW, SELLERS WHO DISCLOSE MATERIAL DEFECTS MAY BE UNDER A CONTINUING OBLIGATION TO ADVISE THE PROSPECTIVE BUYERS ABOUT THE CONDITION OF THE RESIDENTIAL REAL PROPERTY EVEN AFTER THE REPORT IS DELIVERED TO THE PROSPECTIVE BUYER. COMPLETION OF THIS REPORT BY THE SELLER CREATES LEGAL OBLIGATIONS ON THE SELLER; THEREFORE, THE SELLER MAY WISH TO CONSULT AN ATTORNEY PRIOR TO COMPLETION OF THIS REPORT.

Property Address: 173 Co Rd 900N
 City, State, Zip: Bluford IL 62814
 Seller's Name: Daniel Lee McNeil

This report is a disclosure of certain conditions of the residential real property listed above in compliance with the Residential Real Property Disclosure Act. This information is provided as of 12/15/23 (Date). The disclosures herein shall not be deemed warranties of any kind by the seller or any person representing any party in this transaction.

In this form, "aware" means to have actual notice or actual knowledge without any specific investigation or inquiry. In this form, "material defect" means a condition that would have a substantial adverse effect on the value of the residential real property or that would significantly impair the health or safety of future occupants of the residential real property unless the seller reasonably believes that the condition has been corrected.

The seller discloses the following information with the knowledge that, even though the statements herein are not deemed to be warranties, prospective buyers may choose to rely on this information in deciding whether or not and on what terms to purchase the residential real property.

The seller represents that, to the best of his or her actual knowledge, the following statements have been accurately noted as "yes" (correct), "no" (incorrect), or "not applicable" to the property being sold. If the seller indicates that the response to any statement, except number 1, is yes or not applicable, the seller shall provide an explanation in the additional information area of this form.

| | YES | NO | N/A |
|--|--------------------------|-------------------------------------|--------------------------|
| 1. Seller has occupied the property within the last 12 months. (If "no," please identify capacity or explain relationship to property.) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <u>purchased as investment property</u> | | | |
| 2. I currently have flood insurance on the property. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. I am aware of flooding or recurring leakage problems in the crawlspace or basement. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. I am aware that the property is located in a flood plain. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. I am aware of material defects in the basement or foundation (including cracks and bulges). | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. I am aware of leaks or material defects in the roof, ceilings, or chimney. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. I am aware of material defects in the walls, windows, doors, or floors. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8. I am aware of material defects in the electrical system. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9. I am aware of material defects in the plumbing system (includes such things as water heater, sump pump, water treatment system, sprinkler system, and swimming pool). | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 10. I am aware of material defects in the well or well equipment. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 11. I am aware of unsafe conditions in the drinking water. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 12. I am aware of material defects in the heating, air conditioning, or ventilating systems. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 13. I am aware of material defects in the fireplace or wood burning stove. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 14. I am aware of material defects in the septic, sanitary sewer, or other disposal system. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 15. I am aware of unsafe concentrations of radon on the premises. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 16. I am aware of unsafe concentrations of or unsafe conditions relating to asbestos on the premises. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 17. I am aware of unsafe concentrations of or unsafe conditions relating to lead paint, lead water pipes, lead plumbing pipes, or lead in the soil on the premises. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

YES NO N/A

- 18. I am aware of mine subsistence, underground pits, settlement, sliding, upheaval, or other earth stability defects on the premises. YES NO N/A
- 19. I am aware of current infestations of termites or other wood boring insects. YES NO N/A
- 20. I am aware of a structural defect by previous infestations of termites or other wood boring insects. YES NO N/A
- 21. I am aware of underground fuel storage tanks on the property. YES NO N/A
- 22. I am aware of boundary or lot line disputes. YES NO N/A
- 23. I have received notice of violation of local, state, or federal laws or regulations relating to this property, which violation has not been corrected. YES NO N/A
- 24. I am aware that this property has been used for the manufacture of methamphetamine as defined in Section 10 of the Methamphetamine Control and Community Protection Act. YES NO N/A

Note: These disclosures are not intended to cover the common elements of a condominium, but only the actual residential real property, including limited common elements allocated to the exclusive use thereof that form an integral part of the condominium unit.

Note: These disclosures are intended to reflect the current condition of the premises and do not include previous problems, if any, that the seller reasonably believes have been corrected.

If any of the above are marked "not applicable" or "yes," please explain here or use additional pages, if necessary:

Check here if additional pages used. Seller certifies that seller has prepared this report and certifies that the information provided is based on the actual notice or actual knowledge of the seller without any specific investigation or inquiry on the part of the seller. The seller hereby authorizes any person representing any principal in this transaction to provide a copy of this report, and to disclose any information in the report to any person in connection with any actual or anticipated sale of the property. **THE SELLER ACKNOWLEDGES THAT THE SELLER IS REQUIRED TO PROVIDE THIS DISCLOSURE REPORT TO THE PROSPECTIVE BUYER BEFORE THE SIGNING OF THE CONTRACT AND HAS A CONTINUING OBLIGATION, PURSUANT TO SECTION 30 OF THE RESIDENTIAL REAL PROPERTY DISCLOSURE ACT, TO SUPPLEMENT THIS DISCLOSURE PRIOR TO CLOSING.**

DocuSigned by:

Daniel Lee McMill

4250C39540444DC...

Seller's Signature

12/15/2023

Date

Seller's Signature

Date

THE PROSPECTIVE BUYER IS AWARE THAT THE PARTIES MAY CHOOSE TO NEGOTIATE AN AGREEMENT FOR THE SALE OF THE PROPERTY SUBJECT TO ANY OR ALL MATERIAL DEFECTS DISCLOSED IN THIS REPORT ("AS IS"). THIS DISCLOSURE IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE PROSPECTIVE BUYER OR SELLER MAY WISH TO OBTAIN OR NEGOTIATE. THE FACT THAT THE SELLER IS NOT AWARE OF A PARTICULAR CONDITION OR PROBLEM IS NO GUARANTEE THAT IT DOES NOT EXIST. THE PROSPECTIVE BUYER IS AWARE THAT THE PROSPECTIVE BUYER MAY REQUEST AN INSPECTION OF THE PREMISES PERFORMED BY A QUALIFIED PROFESSIONAL.

Prospective Buyer's Signature

Prospective Buyer's Signature

Date

Time

Date

Time