



Declaration ID: 20250604913677
 Status: Assessor Review
 Document No.: 8109853
 Recording Date: 7/17/2025

State/County Stamp: 1-646-490-736



PTAX-203
Illinois Real Estate
Transfer Declaration

Step 1: Identify the property and sale information.

1 1 AND 2 SYSMEX WAY
 Street address of property (or 911 address, if available)

MUNDELEIN 60060-0000
 City or village ZIP

Fremont
 Township

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

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

<u>10-23-310-013-0000</u>	<u>19.01</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 7/2/2025
 Date

5 Type of instrument (Mark with an "X.") : Warranty deed
 Quit claim deed Executor deed Trustee deed
 Beneficial interest Other (specify): Special Warranty Deed

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: _____
- 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): _____

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: _____

<input type="checkbox"/> Demolition/damage	<input type="checkbox"/> Additions	<input type="checkbox"/> Major remodeling
<input type="checkbox"/> New construction	<input type="checkbox"/> 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	22,500,000.00
12a Amount of personal property included in the purchase	12a	0.00



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12b Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13	22,500,000.00		
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	22,500,000.00		
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	45,000.00		
19 Illinois tax stamps — multiply Line 18 by 0.50.	19	22,500.00		
20 County tax stamps — multiply Line 18 by 0.25.	20	11,250.00		
21 Add Lines 19 and 20. This is the total amount of transfer tax due	21	33,750.00		

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

LOT 1 IN FINAL PLAT OF PROPERTY INTERESTS LLC CONSOLIDATION, BEING A RESUBDIVISION OF LOTS 1 AND 2 IN THE FINAL PLAT OF RESUBDIVISION OF LOTS 1, 3 AND 4 IN IVANHOE SUBDIVISION OF THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER LYING WESTERLY AND ADJACENT TO THE CENTERLINE OF ROUTES 60 AND 83 IN SECTION 23, TOWNSHIP 44 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 3, 2016 AS DOCUMENT NUMBER 7266321.

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

SPI PROPERTY INTEREST LLC

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

340 W PASSAIC ST _____ ROCHELLE PARK _____ NJ _____ 07662-3018
 Street address (after sale) _____ City _____ State _____ ZIP _____

201-587-8777 _____ 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

SYSMEX AMERICA, INC.

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

577 APTAKISIC RD _____ LINCOLNSHIRE _____ IL _____ 60069-4325
 Street address (after sale) _____ City _____ State _____ ZIP _____

224-226-2050 _____ 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:

SYSMEX AMERICA, INC. _____ 577 APTAKISIC RD _____ LINCOLNSHIRE _____ IL _____ 60069-4325
 Name or company _____ Street address _____ City _____ State _____ ZIP _____

USA _____
 Country _____



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Preparer Information

KEVIN STERLING - THE STERLING LAW OFFICE		25005016t
Preparer and company name	Preparer's file number (if applicable)	Escrow number (if applicable)
112 S SANGAMON ST STE 101	CHICAGO	IL 60607-2927
Street address	City	State ZIP
kevin@thesterlinglaw.com	312-670-9744	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	
<p>1 _____ County Township Class Cook-Minor Code 1 Code 2</p> <p>2 Board of Review's final assessed value for the assessment year prior to the year of sale.</p> <p>Land _____ Buildings _____ Total _____</p>	<p>3 Year prior to sale _____</p> <p>4 Does the sale involve a mobile home assessed as real estate? _____ Yes _____ No</p> <p>5 Comments</p>
Illinois Department of Revenue Use	Tab number



PTAX-203-A

Illinois Real Estate Transfer Declaration Supplemental Form A

(Non-residential: sale price over \$1 million)

Step 1: Identify the property and sale information.

- 1 Enter the property's street address, city or village, and township. (From Line 1 of Form PTAX-203)
- | | | |
|---|-----------------|----------|
| 1 AND 2 SYSMEX WAY | MUNDELEIN | Fremont |
| Street address of property (or 911 address, if available) | City or village | Township |
- 2 Enter the parcel identifying number from Line 3a of Form PTAX-203. Parcel Identifier: 10-23-310-013-0000
- 3 Enter the total number of months the property was for sale on the market. 00 Months
- 4a Was the improvement occupied on the sale date? * A "No" response means that all improvements were totally unoccupied.
- | | |
|---|-----------------------------|
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
|---|-----------------------------|
- If the answer is "No," enter the total number of months all improvements were unoccupied before the sale date. Go to Line 5.
- 4b Enter the approximate percentage of total square footage of improvements occupied or leased on the sale date. Include all improvements. 100 %
- 4c Did the buyer occupy the property on the sale date? If the answer is "No," go to Line 5. Yes No
- 4d Will the buyer continue to occupy part or all of the property after the sale? Yes No
- 4e Enter the beginning and ending dates of the buyer's lease agreement. Lease dates: 3/11/2003 to 7/2/2025
- 4f Briefly describe any renewal options.
N/A
- 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?
If the answer is "Yes," list the personal property transferred.*
- | | |
|------------------------------|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
|------------------------------|--|
- 7 Did the seller's financing arrangements affect the sale price on Line 11 of Form PTAX-203?
If the answer is "Yes," please explain how the financing affected the sale price
- | | |
|------------------------------|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
|------------------------------|--|
- 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?
If the answer is "No," please explain.
- | | |
|---|-----------------------------|
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
|---|-----------------------------|