

Office of the Illinois State Treasurer  
Michael Frerichs

Notice of Real Estate Acquisition  
One East Old State Capitol Plaza, Springfield, Illinois

JPMorgan Chase Bank, National Association

January 3, 2020

**I. Introduction**

The Office of the Illinois State Treasurer (“Treasurer”) is issuing this Notice of the acquisition of office space located at One East Old State Capitol Plaza, Springfield, Illinois (“Chase Building”).

This acquisition was completed pursuant to authority granted in Section 35 of the State Treasurer Act (15 ILCS 505), effective August 23, 2019, through Public Act 101-487. The Purchase and Sale Agreement was effective September 10, 2019. The Treasurer closed on the acquisition December 20, 2019, with the deed, attached hereto, recorded in Sangamon County on December 30, 2019.

**II. Chief Procurement Officer**

Ms. Maria Oldani  
Chief Procurement Officer  
Illinois State Treasurer's Office  
400 West Monroe, Suite 401  
Springfield, Illinois 62704  
Phone: (217) 782-9598  
E-mail Address: [moldani@illinoistreasurer.gov](mailto:moldani@illinoistreasurer.gov)

**III. Seller**

JPMorgan Chase Bank, National Association  
1111 Polaris Parkway  
Columbus, OH 43240-2050

**V. Purchase Price**

\$10.00

**2019R28741**

12/30/2019 01:43 PM

REC FEE 28.00

GIS FEE 18.00

RHSP FEE 9.00

TOTAL: 55.00

PAGES: 7

DEB

JOSHUA A LANGFELDER

SANGAMON COUNTY RECORDER

ELECTRONICALLY RECORDED

This Document Prepared By:

Harry J. Leipsitz, Esq.  
Freeborn & Peters LLP  
311 South Wacker Drive  
Suite 3000  
Chicago, Illinois 60606

After Recording Please Return To:

Illinois State Treasurer  
400 West Monroe Street, Suite 401  
Springfield, IL 62704  
Attention: Christopher M. Flynn

**SPECIAL WARRANTY DEED**

THIS INDENTURE WITNESSETH, that JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, a national banking association, formerly known as Marine Bank of Springfield, formerly known as Springfield Marine Bank, an Illinois banking corporation ("Grantor") does hereby GRANT, SELL, BARGAIN AND CONVEY to State of Illinois, through the Office of the Illinois State Treasurer ("Grantee"), for and in consideration of TEN and No/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, all interest in the real estate situated in the County of Sangamon, in the State of Illinois, and legally described on Exhibit A attached hereto and by this reference made a part hereof ("Property"), and subject to certain permitted title exceptions described on Exhibit B attached hereto and by this reference made a part hereof and the following deed restriction (collectively, the "Deed Restriction"):

In no event shall Grantee, or any future Purchaser, owner, grantee, mortgagee or lessee of the Property or any part thereof, use, operate, or allow the use or operation of the Property for any type of financial services, including, but not limited to, a bank, savings association, credit union or other financial institution or business making loans and/or taking deposits from the public, including, but not limited to, any business offering check cashing, title loans or pay day loans, or offering use of an automatic teller machine or similar equipment for a period of five (5) years from the date of this Special Warranty Deed. In addition, for such five (5) year period, in no event shall Grantee, or any future Purchaser, owner, grantee, mortgagee or lessee of the Property or any part thereof, place any sign on the Property or allow the placing of any sign on the Property advertising the use or operation of any portion of the Property or any other property as a bank, savings association, credit union or other financial institution making loans and/or taking deposits from the public. These restrictions shall be covenants and conditions running with the land and shall be binding upon and enforceable against Grantee and Grantee's successors and assigns.

Notwithstanding the foregoing or anything otherwise set forth herein to the contrary, in no event shall the Deed Restriction prohibit any programs of the State of Illinois (including the

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Treasurer's Office thereof) including but not limited to the retention of any unclaimed property by the State of Illinois (including the Treasurer's Office thereof).

Together with all and singular the hereditaments and appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever, of Grantor, either in law or equity, of, in and to the above described Property, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said Property as above described, with the appurtenances, unto Grantee, its heirs and assigns forever.

And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, Grantee's successors and assigns, that Grantor has not done or suffered to be done anything whereby the Property hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and forever defend title to the Property described above, against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise.

[Signature Page To Follow]



Exempt under provisions of Section 31-45(e) of the  
Real Estate Transfer Tax Law, 35 ILCS 200/31-45(e).

Dated December 17, 2019

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e

**EXHIBIT A TO DEED**

**LEGAL DESCRIPTION OF PROPERTY**

PARCEL 1:

LOTS 1, 2, AND 3 OF THE SANGAMON COUNTY SUBDIVISION OF LOT 3 IN BLOCK 13 OF THE OLD TOWN PLAT OF THE TOWN, NOW CITY OF SPRINGFIELD, SANGAMON COUNTY, ILLINOIS; AND THE WEST ½ OF THE VACATED ALLEY LYING EAST OF AND ADJOINING SAID LOTS 1, 2, AND 3.

PARCEL 2:

THE SOUTH 26 FEET OF THE NORTH 52 FEET OF LOT 4 N BLOCK 13 OF THE OLD TOWN PLAT OF THE TOWN, NOW CITY OF SPRINGFIELD, IN SANGAMON COUNTY, ILLINOIS; AND THE SOUTH 26 ½ FEET OF LOT 4 IN BLOCK 13 OF THE OLD TOWN PLAT OF THE TOWN, NOW CITY OF SPRINGFIELD, AND THE 16 FOOT VACATED ALLEY TO THE SOUTH OF AND ADJOINING SAID LOT.

PARCEL 3:

THAT PART OF LOT 5 IN BLOCK 13 OF THE OLD TOWN PLAT OF THE TOWN, NOW CITY OF SPRINGFIELD, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 148 FEET EAST OF THE WEST LINE OF SAID LOT AND 9 ½ FEET NORTH OF THE SOUTH LINE OF SAID LOT, AND MEASURE THENCE NORTHWARDLY PARALLEL WITH THE EAST LINE OF SIXTH STREET TO THE NORTH LINE OF SAID LOT 5; THENCE EASTWARDLY 12 FEET MORE OR LESS TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTHWARDLY ALONG THE EAST LINE OF SAID LOT 5 TO A POINT 9 ½ FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 5; THENCE WESTWARDLY IN A STRAIGHT LINE TO THE PLACE OF BEGINNING; SITUATED IN THE CITY OF SPRINGFIELD, COUNTY OF SANGAMON, STATE OF ILLINOIS.

PIN: 14-34.0-127-035

Property Address: 1 East Old State Capital Plaza, Springfield, Illinois 62704

**EXHIBIT B TO DEED**

PERMITTED EXCEPTIONS

1. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
2. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY PUBLIC RECORDS.
4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
5. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.

**AFFIDAVIT FOR PURPOSE OF PLAT ACT AND SURVEY REQUIREMENTS**

(Relevant Zoning and Subdivision Ordinances Will Also Apply)

STATE OF ILLINOIS )  
 )  
 ) SS  
COUNTY OF SANGAMON )

DATE: 12/18/19

Affiant is a resident of Cook County, IL and is (agent for) (an officer) (one of) the grantor(s) in a (deed) (lease) bearing the above date transferring an interest in the real estate described in the accompanying document(s). Affiant further states this transfer is exempt from the Illinois Plat Act because it is:

- a. NOT A DIVISION OF LAND;
  - 1. Conveyance of entire parcel as described in current tax records,
  - 2. Conveyance of a parcel resulting from a division contained in a document recorded prior to November 1, 1987. Indicate the recording date \_\_\_\_\_ and the document number \_\_\_\_\_.
- b. A division or subdivision of land into tracts five acres or more in size which does not involve any new streets or easements of access;
  - \*\*  1. Division by metes and bounds description;
  - 2. Fractional Parts Division;
- c. A division of lots or blocks in any approved and recorded subdivision which does not involve any new streets of easement access;
  - \*\*  1. Division is being done to create a new building site;
  - 2. Division is being done to add land to a contiguous lot and no drainage or utility easements are affected;
- \*\*  d. A sale or exchange of land between owners of adjoining and contiguous land provided a new building site is not being created,
- e. A conveyance of land for use as a right of way for railroad or other public utilities which does not involve any new streets or easements access;
- f. A conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
- g. A conveyance of land for highway or other public purposes and grants relating to the dedication or vacation of land for public use;
- h. A conveyance made to correct descriptions in prior conveyances.
- \*\*  i. A conveyance of land resulting from the one-time division of a parcel which is less than 5 acres and existed on July 17, 1959 and which does not involve any new streets or easements of access.
- \*\*  j. A conveyance of land less than five acres resulting from the one-time division of a parcel greater than 5 acres which existed on October 1, 1973 and which does not involve any new streets or easements of access.
- \*\*  k. A division of land to allow fee simple sale of a duplex.
- \*\*  l. Division meets criteria for agricultural exemption.

\*\* If an exemption with a double asterisk is checked also check one of the following:

- \_\_\_\_\_ Plat Officer Approval is required and attached.
- \_\_\_\_\_ Plat Officer Approval is not required because parcel is located wholly within municipal limits of \_\_\_\_\_ which does not require Plat Officer review.
- \_\_\_\_\_ Agricultural Exemption Certificate

Further affiant  
Signature

