

Office of the Illinois State Treasurer  
Michael Frerichs

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

Cathedral Church of St. Paul the Apostle, Springfield, Illinois  
Protestant Episcopal Cathedral Foundation, Washington, D.C.  
Christ Church, Springfield, Illinois  
Shriners Hospitals for Children, Tampa, Florida  
St. Jude Children's Research Hospital, Memphis, Tennessee

March 27, 2020

**I. Introduction**

The Office of the Illinois State Treasurer ("Treasurer") is issuing this Notice of the acquisition of land previously subject to ground leases located at One East Old State Capitol Plaza, Springfield, Illinois ("Chase Building").

The 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 January 30, 2020. The Treasurer closed on the acquisition of the Chase Building itself December 20, 2019. The Treasurer then closed on the acquisition of this land on March 12, 2020, with the deed recorded in Sangamon County on March 24, 2020.

**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. Sellers**

Cathedral Church of St. Paul the Apostle  
815 S. 2<sup>nd</sup> Street  
Springfield, IL 62704

Protestant Episcopal Cathedral Foundation  
3101 Wisconsin Avenue NW  
Washington, D.C. 20016-5098

Christ Episcopal Church  
611 E. Jackson St.  
Springfield, L 62701

Shriners Hospitals for Children, a Colorado not-for-profit corporation  
2900 N. Rocky Point Drive  
Tampa, FL 33607-1435

St. Jude Children's Research Hospital  
501 St. Jude Place  
Memphis, TN 38105-3678

### **V. Purchase Price**

\$354,435.00 (divided equally among the five sellers)

**PREPARED BY AND AFTER  
RECORDING RETURN TO:**  
Christopher M. Flynn  
Office of the Illinois State Treasurer  
400 W. Monroe, Suite 401  
Springfield, IL 62701

**2020R06013**  
03/24/2020 01:30 PM  
REC FEE 28.00  
GIS FEE 18.00  
RHSP FEE 9.00  
TOTAL: 55.00  
PAGES: 11 DIANE  
JOSHUA A LANGFELDER  
SANGAMON COUNTY RECORDER  
ELECTRONICALLY RECORDED

**MAIL SUBSEQUENT TAX BILLS TO:**  
Office of the Illinois State Treasurer  
219 Capitol  
Springfield, IL 62706

**SPECIAL WARRANTY DEED**

19000304 NOWP

THIS INDENTURE WITNESSETH, that **the CATHEDRAL CHURCH OF ST. PAUL THE APOSTLE**, as to an undivided one-fifth interest, of the City of Springfield, County of Sangamon, State of Illinois; **the PROTESTANT EPISCOPAL CATHEDRAL FOUNDATION**, as to an undivided one-fifth interest, of the City of Washington, District of Columbia; **CHRIST CHURCH**, as to an undivided one-fifth interest, of the City of Springfield, County of Sangamon, State of Illinois; **SHRINERS HOSPITALS FOR CHILDREN**, a Colorado not-for-profit corporation, as to an undivided one-fifth interest, of the City of Tampa, County of Hillsborough, State of Florida; and **ST. JUDE CHILDREN'S RESEARCH HOSPITAL**, as to an undivided one-fifth interest, of the City of Memphis, County of Shelby, State of Tennessee together (hereinafter the "Grantors") do hereby GRANT, SELL, BARGAIN AND CONVEY to **the STATE OF ILLINOIS**, through the **Office of the Illinois State Treasurer** ("Grantee"), for and in consideration of THREE HUNDRED FIFTY-FOUR THOUSAND, FOUR HUNDRED AND THIRTY-FIVE and NO/100 DOLLARS (\$354,435.00), 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.

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 Grantors, 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 Grantors, for itself and its successors do covenant, promise and agree, to and with Grantee, Grantee's successors and assigns, that Grantors have 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 Grantors 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 Grantors but not otherwise.

THIS IS NOT HOMESTEAD PROPERTY.

Common Address: One East Old State Capitol Plaza in Springfield, Illinois  
Permanent Index Number: 14-34.0-127-035

**GRANTORS IN WITNESS WHEREOF, this Special Warranty Deed is executed as of the**  
17 day of February, 2020.

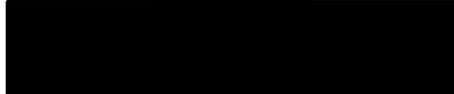
[SIGNATURE PAGES TO FOLLOW]

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GRANTOR:

THE PROTESTANT EPISCOPAL  
CATHEDRAL FOUNDATION

By:   
Name: DAVID BLAKE BATH  
Title: PECF, TREASURER

STATE OF Florida )  
 ) SS.  
COUNTY OF Lee )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that David Blake Bath, as Treasurer, of the Protestant Episcopal Cathedral Foundation, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such Treasurer, signed, sealed and delivered the said instrument as his/her/their free and voluntary act, and as the free and voluntary act and deed, for the uses and purposes therein set forth.

Given under my hand and official seal, this 6 day of March, 2020.

Commission Expires 7-30-2023

  
Notary Public

PATRICIA A LOWE  
NOTARY PUBLIC  
STATE OF FLORIDA  
NO. GG 362477  
MY COMMISSION EXPIRES JUL. 30, 2023



GRANTOR:

**SHRINERS HOSPITALS FOR CHILDREN**

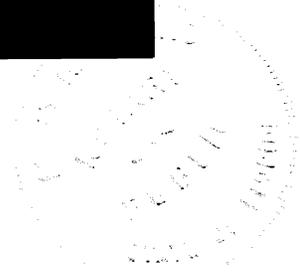
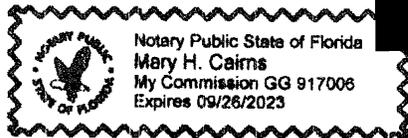
By:   
Name: Rachel L. Mehlenbacher  
Title: Corporate Director, Accounting & Investments

STATE OF Florida )  
 ) SS.  
COUNTY OF Hillsborough )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Rachel L. Mehlenbacher, as Corporate Director, Accounting & Investments, of Shriners Hospitals for Children, a Colorado not-for-profit corporation, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such ~~RACHEL L MEHLENBACHER~~ signed, sealed and delivered the said instrument as his/her/their free and voluntary act, and as the free and voluntary act and deed of said not-for-profit corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 26<sup>th</sup> day of FEBRUARY, 2020.

Commission Expires \_\_\_\_\_ 





**EXHIBIT A TO DEED**

LEGAL DESCRIPTION OF THE LAND

**PARCEL A:**

**LOT 4 OF SANGAMON COUNTY SUBDIVISION OF LOT 3 IN BLOCK 13 OF THE OLD TOWN PLAT OF THE TOWN, NEW CITY OF SPRINGFIELD, AND THE WEST 1/2 OF THE VACATED ALLEY LYING EAST AND ADJOINING SAID LOT, SANGAMON COUNTY, ILLINOIS.**

**PARCEL B:**

**THE NORTH 26 FEET OF LOT 4 IN BLOCK 13 OF THE OLD TOWN PLAT OF THE TOWN, NOW CITY OF SPRINGFIELD, SANGAMON COUNTY, ILLINOIS.**

FOR INFORMATION PURPOSES ONLY:

Common Address; One EAST OLD STATE CAPITAL PLAZA, SPRINGFIELD, IL 62704  
Permanent Index Number: 14-34.0-127-035

Exempt under 35 ILCS 200/31-45 (b)	
<u>3/4/2020</u> Date	

**EXHIBIT B TO DEED**

PERMITTED EXCEPTIONS

- (1) REAL ESTATE TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS NOT DUE AND PAYABLE AT THE TIME OF CLOSING;
- (2) COVENANTS, CONDITIONS, RESTRICTIONS, ENCROACHMENTS AND EASEMENTS APPARENT OR OF RECORD; AND
- (3) ALL APPLICABLE ZONING LAWS AND ORDINANCES.

**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: 3/5/20

Affiant is a resident of Springfield, 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:

- (X) a. NOT A DIVISION OF LAND;
  - (X) 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 or 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.

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\*\* 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 Attached.

Further effort sought not

Signature: \_\_\_\_\_





Declaration ID: 20200308443230

Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued



PTAX-203
Illinois Real Estate
Transfer Declaration

Step 1: Identify the property and sale information.

1 ONE EAST OLD STATE CAPITOL PLAZA

Street address of property (or 911 address, if available)
SPRINGFIELD 62701-0000
City or village ZIP

Capital

Township

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

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

14-34-0127-035 1 Acres Yes
Primary PIN Lot size or acreage Unit Split Parcel

4 Date of instrument: 3/12/2020
Date

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

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

7 Yes X 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: 0
e Apartment building (over 6 units) No. of units: 0
f X X 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:
Demolition/damage Additions Major remodeling
New construction Other (specify):

10 Identify only the items that apply to this sale.

- a Fullfillment 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 X 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 11 354,435.00
12a Amount of personal property included in the purchase 12a 0.00



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Table with 2 columns: Description (12b-21) and Amount/Response (Yes/No, 354,435.00, 0.00, etc.)

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

PARCEL A:

LOT 4 OF SANGAMON COUNTY SUBDIVISION OF LOT 3 IN BLOCK 13 OF THE OLD TOWN PLAT OF THE TOWN, NEW CITY OF SPRINGFIELD, AND THE WEST 1/2 OF THE VACATED ALLEY LYING EAST AND ADJOINING SAID LOT, SANGAMON COUNTY, ILLINOIS.

PARCEL B:

THE NORTH 26 FEET OF LOT 4 IN BLOCK 13 OF THE OLD TOWN PLAT OF THE TOWN, NOW CITY OF SPRINGFIELD, SANGAMON COUNTY, ILLINOIS.

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.

Seller Information

SHRINERS HOSPITALS FOR CHILDREN

Form fields for Seller Information: Name, Address, City, State, ZIP, Country, Phone.

[X] 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

OFFICE OF THE ILLINOIS STATE TREASURER

Form fields for Buyer Information: Name, Address, City, State, ZIP, Country, Phone.

[X] 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:



Declaration ID: 20200308443230

Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

OFFICE OF THE ILLINOIS STATE TREASURER	219 CAPITOL	SPRINGFIELD	IL	62706-0001
Name or company	Street address	City	State	ZIP

USA  
Country

**Preparer Information**

CHRIS FLYNN - OFFICE OF THE ILLINOIS STATE TREASURER

Preparer and company name	Preparer's file number (if applicable)	Escrow number (if applicable)
400 W MONROE ST STE 401	SPRINGFIELD	IL 62704-1800
Street address	City	State ZIP
cflynn@illinoistreasurer.gov	217-558-0115	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

<b>To be completed by the Chief County Assessment Officer</b>	
<p><b>1</b> _____ County    Township    Class    Cook-Minor    Code 1    Code 2</p> <p><b>2</b> Board of Review's final assessed value for the assessment year prior to the year of sale.</p> <p>Land _____ Buildings _____ Total _____</p>	<p><b>3</b> Year prior to sale _____</p> <p><b>4</b> Does the sale involve a mobile home assessed as real estate?    Yes    No</p> <p><b>5</b> Comments</p>
<b>Illinois Department of Revenue Use</b>	<b>Tab number</b>



Declaration ID: 20200308443230

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

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### Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
PROTESTANT EPISCOPAL CATHEDRAL FOUNDATION	3101 WISCONSIN AVENUE NW	WASHINGTON	DC	200160000		USA
ST. JUDE CHILDREN'S RESEARCH HOSPITAL	501 ST. JUDE PLACE	MEMPHIS	TN	381050000		USA
CHRIST CHURCH	611 E. JACKSON	SPRINGFIELD	IL	627010000		USA
CATHEDRAL CHURCH OF ST. PAUL THE APOSTLE	815 SOUTH 2ND STREET	SPRINGFIELD	IL	627040000		USA

### Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
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