

Office of the Illinois State Treasurer  
Michael Frerichs

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

Harry A. Kaiserman GST Exempt Trust dated December 20, 1942

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 July 16, 2019. 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 18, 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. Seller**

Harry A. Kaiserman GST Exempt Trust dated December 20, 1942

**V. Purchase Price**

\$150,000.00

PREPARED BY AND RETURN  
RECORDED DEED TO:  
Christopher M. Flynn  
Office of the Illinois State Treasurer  
400 W. Monroe, Suite 401  
Springfield, IL 62701  
(217) 558-0115

**2020R06001**  
03/24/2020 12:31 PM  
REC FEE 28.00  
GIS FEE 18.00  
RHSP FEE 9.00  
TOTAL: 55.00  
PAGES: 9 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

**TRUSTEE'S WARRANTY DEED**

19000385NDNF

THE GRANTOR, the DAN WEISMAN, not individually, but as Trustee of the HARRY A. KAISERMAN GST EXEMPT TRUST dated December 20, 1942, of Springfield, County of Sangamon, State of Illinois, for and in consideration of ONE HUNDRED AND FIFTY THOUSAND and NO/100 (\$150,000.00) DOLLARS, and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, **CONVEYS AND WARRANTS TO GRANTEE, the STATE OF ILLINOIS on behalf of the ILLINOIS OFFICE OF THE STATE TREASURER**, having an address of 219 Capitol, Springfield, Illinois 62706, all rights, title and interest in and to the following described real estate situated in the County of Sangamon in the State of Illinois, to wit:

Legal Description: See Exhibit "A"

Common Address: One East Old State Capitol Plaza, Springfield, Illinois 62704  
Permanent Real Estate Index Number(s): 14-34.0-127-033; 14-34.0-127-012

- Subject to:**
- (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.

IN WITNESS WHEREOF, this Deed was executed on this 20 day of February, 2020.

**HARRY A. KAISERMAN GST EXEMPT  
TRUST dated December 20, 1942**



DAN WEISMAN, not individually, but as  
Trustee

STATE OF ILLINOIS                    )  
  )  
COUNTY OF SANGAMON            )        SS.

I, the undersigned, a Notary Public, in and for the said County and State aforesaid, DO HEREBY CERTIFY that Dan Weisman, not individually, but as Trustee of the **HARRY A. KAISERMAN GST EXEMPT TRUST dated December 20, 1942**, 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 he signed, sealed and delivered said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notary seal this 20 day of February, 2020.



[Redacted Signature] \_\_\_\_\_  
NOTARY PUBLIC

Exempt under 35 ILCS 200/31-45 (b)	
<u>2/20/2020</u>	[Redacted Signature]
Date	Buyer, Seller or Representative

EXHIBIT "A"  
LEGAL DESCRIPTION OF THE LAND

**LOTS 5 AND 6, EXCEPT THE EAST 1 FOOT OF SAID LOT 6, OF SANGAMON COUNTY SUBDIVISION OF LOT 3 IN BLOCK 13 OF THE OLD TOWN PLAT OF THE TOWN, NOW CITY OF SPRINGFIELD, AND THE EAST ½ OF THE VACATED ALLEY LYING WEST OF LOT 5, IN SANGAMON COUNTY, ILLINOIS.**

FOR INFORMATION PURPOSES ONLY:

Common Address: One East Old State Capitol Plaza, Springfield, Illinois 62704  
Permanent Real Estate Index Number(s): 14-34.0-127-033; 14-34.0-127-012

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

(Relevant Zoning and Subdivision Ordinances Will Also Apply)

STATE OF ILLINOIS            )  
  )  
COUNTY OF SANGAMON        )        SS

DATE: 2-20-2020

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 affiant sayeth not.

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





Declaration ID: 20200308443250

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. 2

3 Enter the primary parcel identifying number and lot size or acreage
14-34-0127-012 1 Acres No
Primary PIN Lot size or acreage Unit Split Parcel

4 Date of instrument: 3/18/2020
Date

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

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 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 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 11 150,000.00
12a Amount of personal property included in the purchase 12a 0.00



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Table with 2 columns: Line number and Amount. Rows include 12b (mobile home value), 13 (net consideration), 14 (other real property), 15 (mortgage amount), 16 (exempt provision), 17 (net consideration subject to tax), 18 (rounded result), 19 (Illinois tax stamps), 20 (County tax stamps), and 21 (total transfer tax due).

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

LOTS 5 AND 6, EXCEPT THE EAST 1 FOOT OF SAID LOT 6, OF SANGAMON COUNTY SUBDIVISION OF LOT 3 IN BLOCK 13 OF THE OLD TOWN PLAT OF THE TOWN, NOW CITY OF SPRINGFIELD, AND THE EAST 1/2 OF THE VACATED ALLEY LYING WEST OF LOT 5, IN 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. 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.

Seller Information

HARRY A. KAISERMAN EXEMPT TRUST

Form fields for Seller Information: Seller's or trustee's name, Street address (after sale), Seller's daytime phone, Phone extension, Seller's trust number (if applicable - not an SSN or FEIN), City, State, ZIP, Country.

[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: Buyer's or trustee's name, Street address (after sale), Buyer's daytime phone, Phone extension, Buyer's trust number (if applicable - not an SSN or FEIN), City, State, ZIP, Country.

[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:

Form fields for Mail tax bill to: Name or company, Street address, City, State, ZIP, Country.

Preparer Information

CHRIS FLYNN - OFFICE OF THE ILLINOIS STATE TREASURER





Declaration ID: 20200308443250

Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

Preparer and company name 400 W MONROE ST STE 401 Street address	Preparer's file number (if applicable) SPRINGFIELD City	Escrow number (if applicable) IL 62704-1800 State ZIP
cflynn@illinoistreasurer.gov Preparer's email address (if available)	217-558-0115 Preparer's daytime phone	USA 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>
Illinois Department of Revenue Use	Tab number



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Document No.: Not Recorded

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### Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
14-34-0127-033	1	Acres	No

### Personal Property Table

Description of Item	Value	Type of Property
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