

Office of the Illinois State Treasurer
Michael Frerichs

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

Arnold A. Stern
Franklin Stern
Cecile M. Stern 1997 Trust
Estate of Jerome S. Routman

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 November 22, 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 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

III. Sellers

Arnold A. Stern, Franklin Stern, Cecile M. Stern 1997 Trust, Estate of Jerome S. Routman

V. Purchase Price

\$233,118.00 (divided equally among the four 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
(217) 558-0115

2020R05884

03/24/2020 08:33 AM

REC FEE 28.00

GIS FEE 18.00

RHSP FEE 9.00

TOTAL: 55.00

PAGES: 8 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

WARRANTY DEED

THE GRANTORS, **ARNOLD STERN, a widower, as to an undivided one-quarter interest**, of the City of Springfield, County of Sangamon, State of Illinois; and **FRANKLIN STERN, a married man, as to an undivided one-quarter interest**, of the City of Springfield, County of Sangamon, State of Illinois; and **Harry M. Stern, not individually, but as Successor Trustee of the CECILE M. STERN 1997 TRUST, as to an undivided one-quarter interest**, of the City of Springfield, County of Sangamon, State of Illinois; and **Lenore Routman as Executor of the ESTATE OF JEROME ROUTMAN, as to an undivided one-quarter interest**, of the City of Springfield, County of Sangamon, State of Illinois for and in consideration of TWO HUNDRED THIRTY-THREE THOUSAND, ONE HUNDRED EIGHTEEN and NO/100 DOLLARS (\$233,118), 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"

THIS IS NOT HOMESTEAD PROPERTY.

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

- 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 10 day of February, 2020.

[SIGNATURE PAGES TO FOLLOW]

1900326 NMF

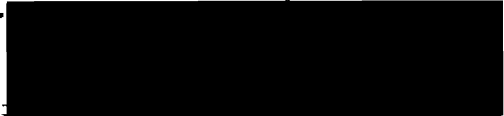


ARNOLD [REDACTED] K. STERN
HIS ATTORNEY-IN-FACT

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 **GREGORY K. STERN, Attorney-In-Fact for Arnold Stern,** 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 10th day of February, 2020.



NOTARY PUBLIC



[REDACTED]

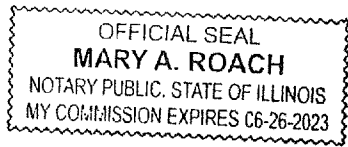
FRANKLIN STERN

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 **FRANKLIN STERN**, 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 10TH day of FEBRUARY, 2020.



[REDACTED]

THE CECILE M. STERN 1997 TRUST

H. TRUSTEE

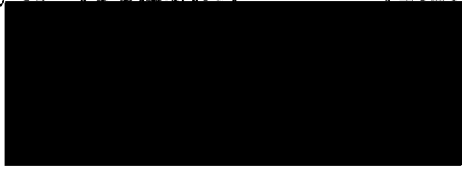


STATE OF ILLINOIS)
COUNTY OF SANGAMON)

SS.

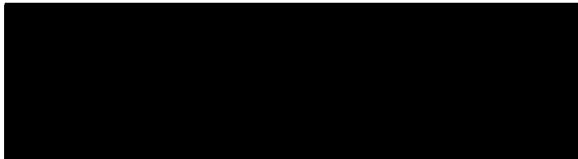
I, the undersigned, a Notary Public, in and for the said County and State aforesaid, DO HEREBY CERTIFY that **HARRY M. STERN**, as **Successor Trustee of the Cecile M. Stern 1997 Trust**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before 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 14th day of FEBRUARY, 2020.



OFFICIAL SEAL
MARY A. ROACH
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 06-26-2023

THE ESTATE OF JEROME ROUTMAN



R OF

THE ESTATE OF JEROME ROUTMAN

STATE OF ILLINOIS)
)
) SS.
COUNTY OF SANGAMON)

I, the undersigned, a Notary Public, in and for the said County and State aforesaid, DO HEREBY CERTIFY that **LENORE ROUTMAN, as Executor of the Estate of Jerome Routman**, 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 10th day of February, 2020.



NOTARY PUBLIC

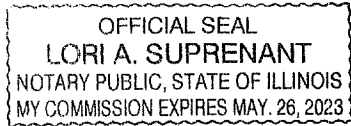



EXHIBIT A
LEGAL DESCRIPTION OF THE LAND

THE NORTH 28 FEET OF THE WEST 148 FEET OF LOT 5 IN BLOCK 13 OF THE OLD TOWN PLAT OF THE CITY OF SPRINGFIELD, ILLINOIS AND THE SOUTH 20 FEET OF THE NORTH 48 FEET OF THE WEST 148 FEET OF LOT 5 IN BLOCK 13 OF THE OLD TOWN PLAT OF THE CITY OF SPRINGFIELD, SANGAMON COUNTY, ILLINOIS.

FOR INFORMATION PURPOSES ONLY:

Common Address: One East Old State Capitol Plaza, Springfield, Illinois 62704
Permanent Index Number: 14-34.0-127-035

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

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: 3/18/20

Affiant is a resident of Palatine, 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:

- (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 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 Attached.

Signature: _____

h not.



Declaration ID: 20200308443204

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 62704-0000
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."): X Warranty deed
Quit claim deed Executor deed 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 X X 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 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 11 233,118.00
12a Amount of personal property included in the purchase 12a 0.00



Declaration ID: 20200308443204

Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

Table with 2 columns: Description (12b-21) and Amount/Response (Yes/No, 233,118.00, 0.00, etc.)

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

THE NORTH 28 FEET OF THE WEST 148 FEET OF LOT 5 IN BLOCK 13 OF THE OLD TOWN PLAT OF THE CITY OF SPRINGFIELD, ILLINOIS AND THE SOUTH 20 FEET OF THE NORTH 48 FEET OF THE WEST 148 FEET OF LOT 5 IN BLOCK 13 OF THE OLD TOWN PLAT OF THE 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

ARNOLD STERN
Seller's or trustee's name
Street address (after sale)
City
State
ZIP
USA
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
Buyer's or trustee's name
400 W MONROE ST STE 401
Street address (after sale)
SPRINGFIELD
City
IL
State
62704-1800
ZIP
217-558-0115
Buyer's daytime phone
USA
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:

OFFICE OF THE ILLINOIS STATE TREASURER
219 CAPITOL
Street address
SPRINGFIELD
City
IL
State
62706-0001
ZIP
USA
Country

Preparer Information

CHRIS FLYNN - OFFICE OF THE ILLINOIS STATE TREASURER



Declaration ID: 20200308443204

Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

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

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



Declaration ID: 20200308443204

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
FRANKLIN STERN						USA
CECILE M. STERN 1997 TRUST						USA
ESTATE OF JEROME ROUTMAN						USA

Additional Buyers Information

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