

Office of the Illinois State Treasurer
Michael Frerichs

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

Springfield Marine Bank Trust No. 51-0175-0

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

III. Seller

Springfield Marine Bank Trust No. 51-0175-0

V. Purchase Price

\$101,991.00

**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

2020R05885
03/24/2020 08:33 AM
REC FEE 28.00
GIS FEE 18.00
RHSP FEE 9.00
TOTAL: 55.00
PAGES: 5 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

EXECUTOR'S DEED

19000327 NOW F

THE GRANTOR, **J. Lawrence Tick, as the Executor of the ESTATE OF SHIRLEY J. TICK, as the Successor Trustee of the Springfield Marine Bank, as Trustee under Trust Number 51-0175-0**, of the City of Springfield, County of Sangamon, State of Illinois, and in exercise of the power of sale granted to J. Lawrence Tick in any and by said Will and in pursuance of every other power and authority of sale contained in the decedent's Last Will and Testament enabling said power and authority enabling, and in consideration of the sum of ONE HUNDRED ONE THOUSAND NINE HUNDRED AND NINETY-ONE DOLLARS and NO/100 (\$101,991.00), receipt whereof is acknowledged, CONVEYS and WARRANTS to **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 62704**
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.

[SIGNATURE PAGE TO FOLLOW]

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, this Deed was executed on this 13 day of March, 2020.

THE ESTATE OF SHIRLEY J. TICK,
AS THE SUCCESSOR TRUSTEE OF
THE SPRINGFIELD MARINE BANK,
AS TRUSTEE UNDER TRUST
NUMBER 51-0175-0

By:  EXECUTOR
OF THE ESTATE OF SHIRLEY J. TICK,
SUCCESSOR TRUSTEE

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 **J. Lawrence Tick**, as the **Executor of the ESTATE OF SHIRLEY J. TICK**, as the **Successor Trustee of the Springfield Marine Bank**, as **Trustee under Trust Number 51-0175-0**, 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 13 day of March, 2020.

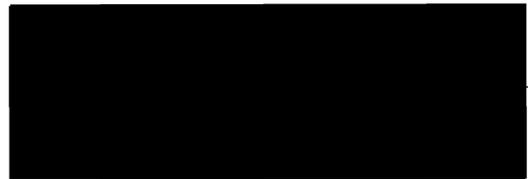
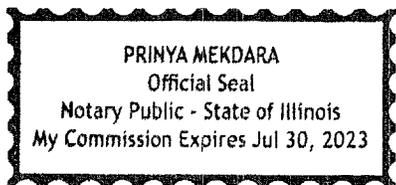


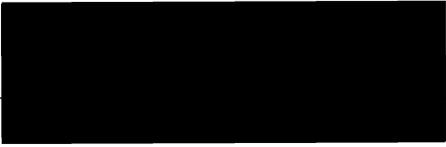
EXHIBIT A
LEGAL DESCRIPTION OF THE LAND

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

**BEGINNING AT A POINT ON SIXTH STREET ON THE WEST BOUNDARY LINE OF
SAID LOT, 9 1/2 FEET NORTH FROM THE SOUTHWEST CORNER THEREOF,
RUNNING THENCE NORTHWARD ALONG THE WEST LINE OF SAID LOT, 21
FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT, 148
FEET, THENCE SOUTH 21 FEET; THENCE WEST 148 FEET TO THE PLACE OF
BEGINNING, 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)
)
) SS
COUNTY OF SANGAMON)

DATE: 3/13/20

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 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:  ot.



Declaration ID: 20200308443261

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: 3/18/2020
Date

5 Type of instrument (Mark with an "X."): Warranty deed
Quit claim deed X 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 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 11 101,991.00
12a Amount of personal property included in the purchase 12a 0.00



Declaration ID: 20200308443261

Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

Table with 2 columns: Question/Description and Amount. Rows include: 12b Was the value of a mobile home included on Line 12a? (12b Yes ___ No X); 13 Subtract Line 12a from Line 11... (13 101,991.00); 14 Amount for other real property transferred... (14 0.00); 15 Outstanding mortgage amount... (15 0.00); 16 If this transfer is exempt... (16 X b ___ k ___ m); 17 Subtract Lines 14 and 15 from Line 13... (17 0.00); 18 Divide Line 17 by 500... (18 0.00); 19 Illinois tax stamps... (19 0.00); 20 County tax stamps... (20 0.00); 21 Add Lines 19 and 20... (21 0.00)

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

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

BEGINNING AT A POINT ON SIXTH STREET ON THE WEST BOUNDARY LINE OF SAID LOT, 9 1/2 FEET NORTH FROM THE SOUTHWEST CORNER THEREOF, RUNNING THENCE NORTHWARD ALONG THE WEST LINE OF SAID LOT, 21 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT, 148 FEET, THENCE SOUTH 21 FEET; THENCE WEST 148 FEET TO THE PLACE OF BEGINNING, 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. 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

ESTATE OF SHIRLEY J. TICK, TRUSTEE 51-0175-0
Seller's or trustee's name Seller's trust number (if applicable - not an SSN or FEIN)

Street address (after sale) City State ZIP

Seller's daytime phone Phone extension 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 Buyer's trust number (if applicable - not an SSN or FEIN)

400 W MONROE ST STE 401 SPRINGFIELD IL 62704-1800
Street address (after sale) City State ZIP

217-558-0115 USA
Buyer's daytime phone Phone extension 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 219 CAPITOL SPRINGFIELD IL 62706-0001
TREASURER Street address City State ZIP



Declaration ID: 20200308443261

Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

Preparer Information

USA
Country

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

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