

2023R02435

02/15/2023 10:17 AM

REC FEE 28.00

GIS FEE 18.00

RHSP FEE 9.00

TOTAL: 55.00

PAGES: 4

DEB

JOSHUA A LANGFELDER

SANGAMON COUNTY RECORDER

ELECTRONICALLY RECORDED

Above Space for Recorder's Use Only

SHERIFF'S DEED

THE GRANTOR, Jack Campbell, Sheriff of Sangamon County, Illinois, pursuant to and under the authority conferred by the provisions of a Judgment of Foreclosure and Sale entered by the Circuit Court of Sangamon County, Illinois, on October 13, 2022 in Case No. 22 FC 52 entitled *Northbrook Bank and Trust Company, as successor-in-interest to American Enterprise Bank v. Tri Murti Group, LLC, et al.*, to which the premises hereinafter described were sold at public sale pursuant to notice given in compliance with 735 ILCS 5/15-1507(c) by said grantor on December 14, 2022, does hereby grant, transfer, and convey to the grantee, 2022NBT-C, LLC – 1701 J David Series, by assignment the following described real estate situated in the County of Sangamon, in the State of Illinois, to have and to hold forever:

PARCEL I:

LOT 8 OF THOMAS LEWIS' SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 16 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE WEST 67.99 FEET AND THE NORTH 131.45 FEET OF LOT 9 OF THOMAS LEWIS' SUBDIVISION, EXCEPT THE WEST 67.99 FEET; ALL SITUATED IN THE CITY OF SPRINGFIELD, COUNTY OF SANGAMON AND STATE OF ILLINOIS; EXCEPT THAT PART HERETOFORE CONVEYED TO THE STATE OF ILLINOIS. EXCEPT ANY INTEREST IN THE COAL, OIL, GAS AND OTHER MINERALS UNDERLYING THE LAND WHICH HAVE BEEN HERETOFORE CONVEYED OR RESERVED IN PRIOR CONVEYANCES, AND ALL RIGHTS AND EASEMENTS IN FAVOR OF THE ESTATE OF SAID COAL, OIL, GAS AND OTHER MINERALS, IF ANY.

SITUATED IN SANGAMON COUNTY, ILLINOIS.

PARCEL II:

PART OF LOTS 4, 5, 8 AND 9 OF THOMAS LEWIS' SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 16 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE NORTH 13.93 FEET OF THE WEST 199.79 FEET OF THE EAST 404.76 FEET OF LOT 4; THE EAST 204.97 FEET OF LOT 4 OF THOMAS LEWIS' SUBDIVISION WHICH LIES NORTH OF AN EAST-WEST LINE 60 FEET NORTH OF THE NORTH LINE OF ALBERT HARRIS SUBDIVISION; THE

EAST 404.76 FEET OF LOT 5; THE WEST 67.99 FEET OF LOT 8; AND THE WEST 67.99 FEET OF THE NORTH 131.45 FEET OF LOT 9. CONTAINING 3.917 ACRES, MORE OR LESS.

EXCEPT ANY INTEREST IN THE COAL, OIL, GAS AND OTHER MINERALS UNDERLYING THE LAND WHICH HAVE BEEN HERETOFORE CONVEYED OR RESERVED IN PRIOR CONVEYANCES, AND ALL RIGHTS AND EASEMENTS IN FAVOR OF THE ESTATE OF SAID COAL, OIL, GAS AND OTHER MINERALS, IF ANY.

SITUATED IN SANGAMON COUNTY, ILLINOIS.

PARCEL III:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCELS I AND II AS CREATED BY RIGHT OF WAY EASEMENT FROM FIRST OF AMERICA AS TRUSTEE OF TRUST NO. 36-6470 TO S.H., INC., RECORDED NOVEMBER 4, 1994, AS DOCUMENT NO. 94-43718 OVER THE SOUTH 60 FEET OF LOT 7, EXCEPTING THAT PART TAKEN FOR HIGHWAY PURPOSES, OF THOMAS LEWIS' SUBDIVISION IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 16 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN IN SANGAMON COUNTY, ILLINOIS.

SITUATED IN SANGAMON COUNTY, ILLINOIS.

Commonly known as: 1701 J. David Jones Parkway, Springfield, Illinois 62702

Property Index Number(s): 14-21-0-326-014, 14-21-0-326-026, 14-21-0-326-027 and 14-21-0-326-029

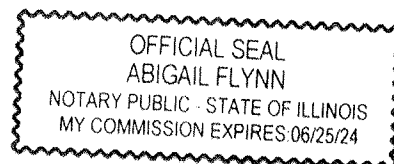
TO HAVE AND TO HOLD the same, with all the appurtenances there unto belonging and all improvements thereon, and fixtures attached to or used in connection with said premises, 2022NBT-C, LLC – 1701 J David Series, forever.

Witness the Hand and Seal of said Grantor,

Dated this 19 day of JAN, 2023

BY: Jamie Kauffman for
(Selling Officer)

Jack Campbell
Sheriff of Sangamon County, Illinois
STATE OF ILLINOIS
COUNTY OF SANGAMON



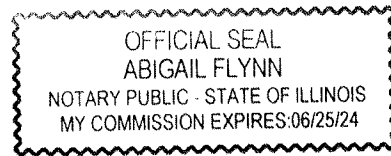
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the selling officer/Sheriff, personally known to me to be the same person whose name as is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Official seal, this 19th day of January, 2023

IMPRESS SEAL
HERE

Abigail Flynn
NOTARY PUBLIC

Commission expires 6/25/24 2024



TAX EXEMPT PURSUANT TO PARAGRAPH 12, SECTION 4, OF THE REAL ESTATE TRANSFER
TAX ACT

02/15/2023
Date

Sherry A. Hymach
Agent

GRANTEE CONTACT:

2022NBT-C, LLC – 1701 J David Series
c/o Dan Shanley
9700 W. Higgins Rd. Suite #650
Rosemont, IL 60018
(847) 939-9237
dshanley@wintrust.com

TAX BILLS TO:

2022NBT-C, LLC – 1701 J David Series
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icalzadilla@wintrust.com

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Deed prepared by:

Jillian S. Cole
Taft Stettinius & Hollister
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