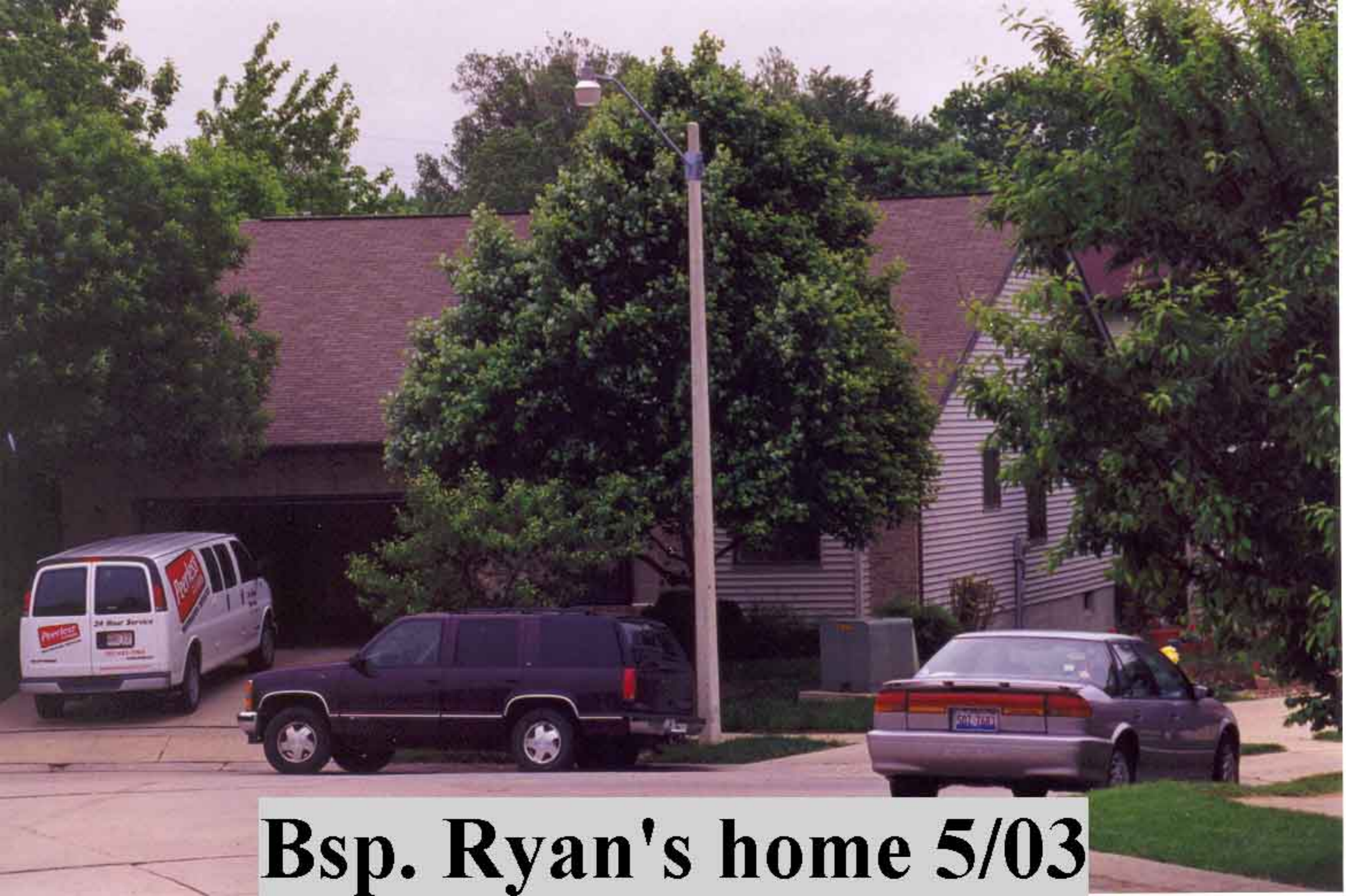




**Dan Ryan's new home 5/03**



**Bsp. Ryan's home 5/03**

3

**WARRANTY DEED**

Prepared by: **Graham & Graham, Ltd.**  
1201 South Eighth Street  
Springfield, IL 62703

Grantor: **[REDACTED]**  
1400 Guemes Court  
Springfield, IL 62702

Grantee: **The Most Reverend George J. Lucas, Roman Catholic  
Bishop of the Diocese of Springfield in Illinois  
Catholic Pastoral Center  
1615 West Washington Street P.O.Box 3187  
Springfield, Illinois 62708-3187**

Taxes to: **Diocese of Springfield in Illinois**  
& return to: **Catholic Pastoral Center  
1615 West Washington Street P.O.Box 3187  
Springfield, Illinois 62708-3187**

**2003R26877**

05/05/2003 02:24PM

SANGAMON COUNTY  
ILLINOIS

\$29.00

3  
CHRISTINE

MARY ANN LAMM  
SANGAMON COUNTY RECORDER

The GRANTOR, **[REDACTED]** an unmarried woman, of Springfield, Illinois, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby CONVEY and WARRANT to The Most Reverend George J. Lucas, Roman Catholic Bishop of the Diocese of Springfield in Illinois, all right, title, and interest in the real estate legally described as follows, to-wit:

Lot 12 in St. Agnes Subdivision, Plat No. 1, according to the plat thereof recorded June 18, 1991 as Document No. 91016684 in Plat Cabinet No. F142.

Except all coal and minerals together with the right to mine and remove same.

Subject to rights of the public, the State of Illinois, the County, the Township and the Municipality in and to that part of the premises in question taken, used or dedicated for roads or highways, all drainage easements, easements, covenants, reservations, and restrictions of record, or in place, if any, and also to any and all drainage easements, easements, covenants and restrictions which may or may not be visible; subject to rights of way for drainage ditches, levees, drain tiles, feeders, laterals, and underground pipes, if any; subject also to rights of way for public utilities and quasi-public utilities, if any.

Subject to the real estate taxes for 2002, payable in 2003, and subsequent years and also to the lien of any Special Taxes or Assessments not entered in the Treasurer's Books or entered after the date hereof.

Subject to easement in favor of Conrad G. Pool dated July 30, 1948 and recorded July 30, 1948 in Volume 379, Page 587 as Document No. 228721 for the purposes set forth therein including but not limited to installing and maintaining a sewer, together with right of access.

Note: For further particulars, see said instrument.

Subject to grant of sewer easement in favor of the Springfield Sanitary District, an Illinois municipal corporation, its successors and assigns, dated January 16, 1962 and recorded October 15, 1962 as Document No. 295315 for the purposes set forth therein including, but not limited to, the right of lay, construct, remove, replace, maintain, repair, operate and protect a sewer or sewers, together with the right of access, ingress and egress.

Note: For further particulars, see said instrument.

Subject to grant of storm sewer easement in favor of the City of Springfield dated March 5, 1980 and recorded December 10, 1980 as Document No. 866862 for the purposes set forth therein including but not limited to the right to construct, remove, replace, maintain, repair, operate, and protect a storm water sewer, together with the right of access, ingress and egress.

Note: For further particulars, see said instrument.

Subject to storm water sewer easement in favor of the City of Springfield dated March 5, 1980 and recorded December 10, 1980 as Document No. 866858 for the purposes set forth therein including but not limited to the right to construct, reconstruct, remove, replace, maintain, repair, operate, and protect a storm sewer, together with the perpetual right of access, ingress and egress.

Note: For further particulars, see said instrument.

Subject to easement in favor of Illinois Bell Telephone Company, its successors and assigns, dated June 4, 1981 and recorded June 9, 1981 as Document No. 878148 for the purposes set forth therein including but not limited to the right to construct, reconstruct, add to, remove, operate and maintain communication systems, together with the right of access.

Note: For further particulars, see said instrument.

Subject to building line as shown on the plat of said subdivision.

Subject to drainage, utility and CATV easements as shown on the plat of said subdivision.

Subject to covenants and restrictions contained in instrument recorded June 18, 1991 as Document No. 91016684 relating but not limited to easements; regulating driveways, signs, the keeping of animals, and the disposal of trash, garbage or other waste; and prohibiting temporary residences, the sale of spirituous, vinous or malt liquors, and noxious or offensive activities.

Note: Said restrictions are to run with the land for a period of 25 years with automatic 10 year extensions, unless amended as provided.

Note: A breach or violation of the above will not cause a forfeiture or reversion of title.

Situated in the County of Sangamon and State of Illinois.

Sangamon Co. PIN: 14-29-476-053; commonly known as 1400 Guemes Court, Springfield, IL 62702.

Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of this State.

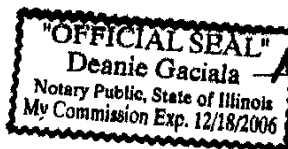
Dated this 16<sup>th</sup> day of April, 2003.



Grantor

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF SANGAMON )

I, The undersigned, a Notary Public, in and for said County in the state aforesaid, DO HEREBY CERTIFY that Annette R. Raffa, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of all rights under and by virtue of the Homestead Exemption Laws of this state. Given under my hand and Notarial Seal at Springfield, Illinois, this 16<sup>th</sup> day of April, 2003.



Deanie Giacala  
Notary Public

This conveyance is exempt from transfer tax pursuant to § 31-45, paragraph (b) of the Illinois Real Estate Transfer Tax law (35 ILCS 200/31-1, et. seq.)

4-16-2003  
Date

Thomas E. Reiser  
Diocesan Property Manager



# PTAX-203 Illinois Real Estate Transfer Declaration

Please read the instructions before completing this form.

### Step 1: Identify the property and sale information.

1 1400 Guemes Court  
Street address of property (or B11 address, if available)  
Springfield Capital  
City or village Township

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

3 Write the parcel identifying numbers and lot sizes or acreage.

Parcel identifying number Lot size or acreage  
a 14-29-476-053 39.58 x 163.31 x 184.59 x 106.89  
b \_\_\_\_\_  
c \_\_\_\_\_  
d \_\_\_\_\_

Write additional parcel identifiers and lot sizes or acreage in Step 3.

4 Date of deed/trust document: 04/2003  
Month Year

5 Type of deed/trust document ("X" one item): X Warranty deed  
Quit claim deed Executor deed Trustee deed  
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?\*

8 Identify the property's current and intended primary use.

Current Intended (Mark only one item per column with an "X.")  
a \_\_\_\_\_ Vacant land/lot  
b X X Residence (single family, condominium, townhome, or duplex)  
c \_\_\_\_\_ Mobile home residence  
d \_\_\_\_\_ Apartment building (6 units or less) No. of units: \_\_\_\_\_  
e \_\_\_\_\_ Apartment building (over 6 units) No. of units: \_\_\_\_\_  
f \_\_\_\_\_ Office  
g \_\_\_\_\_ Retail establishment  
h \_\_\_\_\_ Commercial building (specify)\*: \_\_\_\_\_  
i \_\_\_\_\_ Industrial building  
j \_\_\_\_\_ Farm  
k \_\_\_\_\_ Other (specify): this will be the principal residence of the retired Bishop of Springfield

Do not write in this area.  
This space is reserved for the County Recorder's Office use.  
County: 2003R26877  
Date: 05/05/2003 02:24PM  
Doc. No.: SANGAMON COUNTY ILLINOIS  
Vol.: \$29.00  
3  
Page: CHRISTINE  
Received by: MARY ANN LAMM SANGAMON COUNTY RECORDER

9 Identify any significant physical changes in the property since January 1 of the previous year and write the date of the change. (Mark with an "X.")

Demolition/damage Additions Major remodeling  
New construction Other (specify): \_\_\_\_\_  
Date of significant change\*: \_\_\_\_\_ / \_\_\_\_\_  
Month Year

10 Identify only the items that apply to this sale. (Mark with an "X.")

a \_\_\_\_\_ Fulfillment of contract, year 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 \_\_\_\_\_ Auction sale  
h \_\_\_\_\_ Seller/buyer is a relocation company  
i \_\_\_\_\_ Seller/buyer is a financial institution\* or government agency  
j \_\_\_\_\_ Buyer is a real estate investment trust  
k \_\_\_\_\_ Buyer is a pension fund  
l \_\_\_\_\_ Buyer is an adjacent property owner  
m \_\_\_\_\_ Buyer is exercising an option to purchase\*  
n \_\_\_\_\_ Trade of property (simultaneous)\*  
o \_\_\_\_\_ Sale-leaseback  
p \_\_\_\_\_ Other (specify)\*: \_\_\_\_\_

### 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.

11 Full actual consideration\* 11 \$ 136,000  
12a Amount of personal property included in the purchase\* 12a \$ \_\_\_\_\_  
12b Was the value of a mobile home included on Lines 11 and 12a? Yes No  
13 Subtract Line 12a from Line 11. This is the net consideration for real property. 13 \$ \_\_\_\_\_  
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11\* 14 \$ \_\_\_\_\_  
15 Outstanding mortgage amount to which the transferred real property remains subject\* 15 \$ \_\_\_\_\_  
16 If this transfer is exempt, use an "X" to identify the provision. X b \_\_\_\_\_ k \_\_\_\_\_ m \_\_\_\_\_  
17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax. 17 \$ Exempt  
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62). 18 \$ \_\_\_\_\_  
19 Illinois tax stamps — multiply Line 18 by 0.50. 19 \$ \_\_\_\_\_  
20 County tax stamps — multiply Line 18 by 0.25. 20 \$ \_\_\_\_\_  
21 Add Lines 19 and 20. This is the total amount of transfer tax due. 21 \$ Exempt

\* See Instructions.  
PTAX-203 (R-8/99)

This form is authorized in accordance with 35 ILCS 200/31-1 et seq. Disclosure of this information is REQUIRED. This form has been approved by the Forms Management Center. IL-492-0227

Step 3: Write the legal description from the deed. (Write additional parcel identifiers and lots sizes or acreage below from Step 1, Line 3.) Note: If you need more room, submit a copy of the extended legal description with this form.

Lot 12 in St. Agnes Subdivision, Plat No. 1, according to the plat thereof recorded June 18, 1991 as Document No. 91016684 in Plat Cabinet No. F142.

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 (Please print)



Seller's or agent's signature: [Redacted] Seller's daytime phone: [Redacted] Buyer Information (Please print): The Most Rev. Leonard J. Lucas Roman Catholic Bishop of the Diocese of Springfield in Illinois

Buyer's or trustee's name: Catholic Pastoral Center P.O. Box 3187 Springfield IL 62708-3187 Buyer's trust number (if applicable): [Redacted]

Street address (after sale): Thomas Reiser, Diocesan Property Mgr City: [Redacted] State: [Redacted] ZIP: [Redacted] Buyer's or agent's signature: [Redacted] Buyer's daytime phone: (217) 321-1148

Mail tax bill to: Catholic Pastoral Center P.O. Box 3187 Springfield IL 62708-3187 Name or company: [Redacted] Street address: [Redacted] City: [Redacted] State: [Redacted] ZIP: [Redacted]

Preparer Information (Please print): Thomas Reiser - Diocese of Springfield in IL Preparer's and company's name: Catholic Pastoral Center P.O. Box 3187 Springfield IL 62708-3187

Street address: [Redacted] City: [Redacted] State: [Redacted] ZIP: [Redacted] Preparer's signature: Thomas Reiser Preparer's daytime phone: (217) 321-1148

Preparer's e-mail address (if available): treiser@diocese.org

Identify any other required documents submitted with this form. (Mark with an "X.") Extended legal description Form PTAX-203-A Itemized list of personal property

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

To be completed by the Illinois Department of Revenue. Full consideration Adjusted consideration Tab number