

1 AN ACT concerning civil law.

2 **Be it enacted by the People of the State of Illinois,**
3 **represented in the General Assembly:**

4 Article 1.

5 Section 1-5. The Director of the Department of Natural
6 Resources, on behalf of the State of Illinois, is directed to
7 execute and deliver to the Rend Lake Conservancy District, a
8 body politic organized and existing under the laws of the
9 State of Illinois, of the County of Franklin, State of
10 Illinois, for and in consideration of \$531,667 paid to the
11 Department for deposit into the Park and Conservation Fund, a
12 quitclaim deed to the following described real property:

13 A parcel of land conveyed to the People of the State of
14 Illinois by Corporate Warranty Deed dated April 4, 1991,
15 and recorded April 5, 1991, as Document Number 91-1519 in
16 the Recorder's Office of Franklin County, Illinois, and
17 re-recorded as Document Number 2010-4085 on September 10,
18 2010, and more particularly described as:

19 Part of the Northeast Quarter (NE 1/4) of the Northwest
20 Quarter (NW 1/4) of Section Nineteen (19), Township Five
21 (5) South, Range Three (3) East of the Third (3rd)

1 Principal Meridian, more particularly described as
2 follows: Beginning at a Bureau of Land Management metal
3 marker designated as AP 42 at the Northwest corner of the
4 Northeast Quarter (NE 1/4) of the Northwest Quarter of
5 said Section 19; thence North 89 degrees 46- minutes 51
6 seconds East along the North line of said Section 19 to an
7 iron pin on the Westerly Right-of-Way of F. A. Route 126 a
8 distance of 350.38 feet; thence along a non-tangent curve
9 concave to the East having a radius of 1131.74 feet and to
10 which beginning a radial line bears North 84 degrees 37-
11 minutes 57 seconds West; thence Southeasterly 266.74 feet
12 along said curve through a central angle of 13 degrees 30-
13 minutes 14 seconds; thence North 81 degrees 50- minutes 15
14 seconds East to an iron pin on said Right-of-Way a
15 distance of 15.00 feet; thence along a non-tangent curve
16 concave to the East having a radius of 1116.74 feet and to
17 which beginning a radial line bears South 81 degrees 51-
18 minutes 51 seconds West; thence Southeasterly 413.72 along
19 said curve through a central angle of 21 degrees 13-
20 minutes 36 seconds; thence South 89 degrees 46- minutes 51
21 seconds West to an iron pin on the West line of the
22 Northeast Quarter of the Northwest Quarter of said Section
23 19 a distance of 502.58 feet; thence North 0degrees 06-
24 minutes 47 seconds West along said West line a distance of
25 654.02 feet to the point of beginning; excepting all the
26 coal, oil, gas and other minerals underlying the same and

1 all rights and easements in favor of the owner of the
2 mineral estate or of any party claiming by, through or
3 under said estate, situated in FRANKLIN COUNTY, ILLINOIS.

4 Section 1-10. The conveyance of real property authorized
5 by Section 1-5 shall be made subject to: existing public
6 utilities, existing public roads, and any and all
7 reservations, easements, encumbrances, covenants, and
8 restrictions of record.

9 Section 1-15. Within 60 days after the effective date of
10 this Act, the Director of Natural Resources shall obtain a
11 certified copy of the portions of this Act containing the
12 title, the enacting clause, the effective date, and this
13 Article and, upon receipt of the payment required by this
14 Article, shall ensure that the certified copy of the portions
15 of this Act named by this Section and the quitclaim deed
16 conveying the land are provided to the Rend Lake Conservancy
17 District, to be recorded by the Rend Lake Conservancy District
18 in the Recorder's Office in the county in which the land is
19 located.

20 Article 2.

21 Section 2-5. Definitions. As used in this Article:

22 "CDB" means the State's Capital Development Board.

1 "City" means the City of Springfield, an Illinois
2 Municipal Corporation, Sangamon County, Illinois.

3 "Corporate authorities" has the same meaning as set forth
4 in Section 1-1-2 of the Illinois Municipal Code.

5 "Demolition work" means the demolition of the State
6 buildings down to the concrete slab, the proper remediation as
7 necessary of the debris generated by the demolition, the
8 proper disposal of the debris, the relocation or splitting and
9 reestablishing for future connection of any and all necessary
10 active utilities, and the preparation for the reactivation of
11 State buildings on the east and west of the future railroad
12 right-of-way that is being established for the Project.

13 "Department" means the Department of Central Management
14 Services.

15 "Director" and "Administrator" mean the Director of the
16 Department.

17 "Project" means the development project known as the
18 Springfield High Speed Rail Corridor Improvement Project.

19 "Property" means all of the real estate described in
20 Section 2-10 as Parcel A, consisting of a strip of land from
21 the Department's Sangamo Complex in the City that is owned by
22 the Department.

23 "State buildings" means certain structures of the Sangamo
24 Complex as identified by the Department.

25 "This Act" means this Article.

1 Section 2-10. Land transfer for the Project. Pursuant to
2 the provisions and subject to the terms and conditions of this
3 Act, the Director, on behalf of the State of Illinois, is
4 authorized to exchange certain real property in Sangamon
5 County, Illinois, hereinafter referred to in this Section as
6 Parcel A, for certain real property of equal or greater value
7 in Sangamon County, Illinois, hereinafter referred to in this
8 Section as Parcel B, the Parcels being described as follows:

9 PARCEL A:

10 Common Address: 1021 North Grand Avenue East, Springfield,
11 IL 62702

12 Parcel SR0021A

13 Part of Lot 20 of the Subdivision of the Northwest part of
14 the Northwest Quarter Section 23 and part of the East Half
15 of the Northeast Quarter and part of the Southeast Quarter
16 of Section 22, all in Township 16 North, Range 5 West of
17 the 3rd Principal Meridian, more particularly described as
18 follows:

19 Beginning at the Southeast corner of Lot 20, being the
20 intersection of the existing northerly right of way line
21 of North Grand Avenue and the existing westerly right of
22 way line of Eleventh Street; thence South 88 degrees 47
23 minutes 07 seconds West along south line of Lot 20, being

1 the existing northerly right of way line of North Grand
2 Avenue, 480.93 feet; thence North 00 degrees 02 minutes 56
3 seconds East, 8.86 feet; thence North 88 degrees 51
4 minutes 10 seconds East, 480.99 feet to the east line of
5 Lot 20, being existing westerly right of way line of
6 Eleventh Street; thence South 00 degrees 31 minutes 28
7 seconds West along east line of Lot 20 a distance of 8.29
8 feet to the Point of Beginning containing 4,124.40 square
9 feet or 0.095 acre, more or less.

10 Parcel SR0021B

11 Part of Lot 20 of the Subdivision of the Northwest part of
12 the Northwest Quarter Section 23 and part of the East Half
13 of the Northeast Quarter and part of the Southeast Quarter
14 of Section 22, all in Township 16 North, Range 5 West of
15 the 3rd Principal Meridian, more particularly described as
16 follows:

17 Commencing at the Southeast corner of Lot 20, being the
18 intersection of the existing northerly right of way line
19 of North Grand Avenue and the existing westerly right of
20 way line of Eleventh Street; thence North 00 degrees 31
21 minutes 28 seconds East along east line of Lot 20 a
22 distance of 8.29 feet; thence South 88 degrees 51 minutes
23 10 seconds West, 259.42 feet to the Point of Beginning;
24 thence continuing South 88 degrees 51 minutes 10 seconds
25 West, 120.02 feet; thence North 00 degrees 08 minutes 55

1 seconds West, 88.34 feet; thence North 89 degrees 51
2 minutes 05 seconds East, 30.00 feet; thence North 00
3 degrees 08 minutes 55 seconds West, 755.05 feet; thence
4 South 88 degrees 19 minutes 36 seconds East, 90.05 feet;
5 thence South 00 degrees 08 minutes 55 seconds East, 838.43
6 feet to the Point of Beginning containing 78,300.74 square
7 feet or 1.798 acre, more or less.

8 Parcel SR0021C

9 Part of Lot 20 of the Subdivision of the Northwest part of
10 the Northwest Quarter Section 23 and part of the East Half
11 of the Northeast Quarter and part of the Southeast Quarter
12 of Section 22, all in Township 16 North, Range 5 West of
13 the 3rd Principal Meridian, more particularly described as
14 follows:

15 Commencing at the Northwest corner of Lot 20, being the
16 intersection of the existing southerly right of way line
17 of Converse Avenue and the existing easterly right of way
18 line of Ninth Street; thence South 88 degrees 39 minutes
19 41 seconds East along the north line of Lot 20, being the
20 existing southerly right of way line of Converse Avenue,
21 258.03 feet to the Point of Beginning; thence continuing
22 South 88 degrees 39 minutes 41 seconds East along the
23 north line of Lot 20 a distance of 286.24 feet; thence
24 South 87 degrees 41 minutes 19 seconds West, 109.71 feet
25 thence North 88 degrees 19 minutes 36 seconds West, 90.05

1 feet; thence North 84 degrees 24 minutes 06 seconds West,
2 86.94 feet to the Point of Beginning containing 1,267.54
3 square feet or 0.029 acre, more or less.

4 PARCEL B:

5 PARCEL 1: The East-West alley lying South and adjacent to
6 Lots 1, 2, 3, 4, 5, 6 and 7, and North and adjacent to Lots
7 8, 9, 10, 11, 12, 13 and 14, in Block 4 of Edwards and
8 Mather's Addition. Situated in Sangamon County, Illinois.

9 PARCEL 2: The East-West alley lying South and adjacent to
10 Lots 8 and 9, and lying North and adjacent to Lots 10 and
11 11 in Block 3 of Edwards and Mather's Addition. Situated
12 in Sangamon County, Illinois.

13 Section 2-15. Conveyance.

14 (a) The City is pursuing a development project known as
15 the Springfield High Speed Rail Corridor Improvement Project,
16 and the City's corporate authorities have determined that it
17 is in the best interest of the City, its residents, and the
18 Project to acquire all of the real estate described as Parcel A
19 in Section 2-10, consisting of a strip of land from the
20 Department's Sangamo Complex in the City that is owned by the
21 Department, including the land, existing foundation, slab
22 structures, existing utility facilities, and other

1 improvements at or below grade level, all of which are the
2 property of the State of Illinois. The corporate authorities
3 of the City intend to use the property as part of the Project.

4 (b) To allow for the Project, the State of Illinois,
5 through the CDB, shall access and evaluate for demolition,
6 then the CDB shall demolish the State buildings down to the
7 concrete slab, properly remediate as necessary the debris
8 generated by the demolition, properly dispose of the debris,
9 relocate or split and reestablish for future connection any
10 and all necessary active utilities, and prepare for the
11 reactivation of State buildings on the east and west of the
12 future railroad right-of-way that is being established for the
13 Project.

14 (c) Within 2 years of the effective date of this Act, the
15 City shall reimburse the State for the entire cost of the
16 demolition work, including the associated work described in
17 subsection (b) for the State buildings.

18 (d) The City, using the City's own funds, shall remove the
19 foundation and slab structures from the property to install
20 the necessary infrastructure for the new rail system that is
21 encompassed in the Project.

22 (e) The City, using the City's own funds, shall relocate
23 to the appropriate public ways and streets the active
24 storm-sewer line that is currently located in the Sangamo
25 Complex parking lot and serves both the Sangamo Complex and
26 other private entities nearby.

1 (f) The City has assured the Administrator that the City
2 shall accept the property described as Parcel A without any
3 representation or warranty from the Department as to the
4 condition of the property or the fitness of the property for
5 any purpose. The corporate authorities of the City have also
6 assured the Administrator that, upon the City's acquisition of
7 the property from the Department, the City, through its
8 agents, employees, and contractors, will diligently, timely,
9 and fully carry out and accomplish all of its obligations
10 under this Act.

11 (g) The Administrator is satisfied that, pursuant to the
12 provisions and subject to all of the terms and conditions of
13 this Act, the transfer of the property described in Section
14 2-10 as Parcel A to the City, in exchange for the property
15 described in Section 2-10 as Parcel B, is in the interests of
16 the State of Illinois.

17 (h) Notwithstanding any other law of the State of Illinois
18 to the contrary, the Administrator is authorized under this
19 Act, subject to the terms and conditions in this Act, to convey
20 all right, title, and interest of the State of Illinois in and
21 to the property described in Section 2-10 as Parcel A to the
22 City in exchange for the property described in Section 2-10 as
23 Parcel B and such other terms and conditions in the quitclaim
24 deed and ancillary documents that the Administrator deems
25 appropriate, with such exchange occurring pursuant to a
26 Purchase and Sale Agreement prepared by the Department and

1 that the conveyances of the property authorized by this Act
2 shall be made subject to existing public roads, existing
3 rights of public utilities, existing rights of the public or
4 quasipublic utilities, and any and all reservations,
5 easements, encumbrances, covenants, agreements, and
6 restrictions of record. Upon completion of the exchange
7 described in this subsection (h), the Director shall convey by
8 quitclaim deed all right, title, and interest in the property
9 described in Section 2-10 as Parcel B to the Secretary of State
10 for public use.

11 (i) The quitclaim deed to the property described in
12 Section 2-10 as Parcel A shall contain a reverter clause
13 providing, in language prepared by and acceptable to the
14 Department, that title to the property described in Section
15 2-10 as Parcel A shall revert, without further action, to the
16 State of Illinois if: the property is used for any purpose
17 other than as described in this Act, which is use as an element
18 of public transportation infrastructure by the City and its
19 affiliates; or if an attempt is made, without the prior
20 written consent of the Department, to sell the property to any
21 person or entity or to convey or donate the property in any
22 manner whatsoever. The language prepared by and acceptable to
23 the Department may include, if the Director sees fit to
24 include it, in the Director's discretion, a provision
25 specifically empowering the Director to issue exemptions to
26 the operation of the reverter clause on a case by case basis,

1 in each case at the Director's discretion following receipt of
2 a request with full justification submitted by the City.

3 Section 2-20. Transfer stipulations; execution by the
4 City; document recording. The transfer of title to the
5 property described in Section 2-10 as Parcel A authorized
6 under this Act shall be by quitclaim deed, which shall be
7 prepared by the Department so that the transfer to the City is
8 on an "AS IS", "WHERE IS", and "WITH ALL FAULTS" basis as of
9 the date of conveyance, without any representation by the
10 State of Illinois to the City, or any persons and entities
11 whatsoever, as to the property's condition or fitness for any
12 purpose. The deed shall be executed by the City as grantee in
13 order to confirm the City's undertaking to abide by the
14 requirements in this Act and the City's agreement to
15 diligently, timely, and fully perform its obligations as set
16 forth in this Act. All documents of transfer shall be recorded
17 in Sangamon County.

18 Section 2-25. Director's authority regarding discretion,
19 consent, and decisions. In any situation or instance in which,
20 under the provisions of this Act, the Director is authorized
21 to exercise discretion, or to grant or withhold consent, the
22 Director's authority shall be deemed to be unfettered in
23 making a decision, based on the Director's own determination
24 as to the interests of the State of Illinois.

1 Article 3.

2 Section 3-5. "An Act concerning land", approved May 27,
3 2022, Public Act 102-1015, is amended by changing Section 2-10
4 as follows:

5 (P.A. 102-1015, Sec. 2-10)

6 Sec. 2-10. (a) The quitclaim deed executed under Section
7 2-5 shall convey all right, title, and interest of the State of
8 Illinois and the Department of Corrections in and to the real
9 property described in Section 2-5 to the Lockport Township
10 Fire Protection District.

11 (b) The conveyance of real property authorized by Section
12 2-5 shall be made subject to existing public utilities,
13 existing public roads, and any and all reservations,
14 easements, encumbrances, covenants, and restrictions of
15 record.

16 (c) The quitclaim deed to the Lockport Township Fire
17 Protection District shall state on its face and be subject to
18 the conditions that the real property shall be used by the
19 Lockport Township Fire Protection District for public purposes
20 related to the Fire Protection District ~~a training center~~ and
21 that if the Lockport Township Fire Protection District ceases
22 to exist, if the real property is used for any purposes other
23 than the public purposes set forth in this Section ~~a training~~

1 ~~center~~, or if an attempt is made to sell the property, then
2 title shall revert without further action to the State of
3 Illinois.

4 (Source: P.A. 102-1015, eff. 5-27-22.)

5 Section 99-99. Effective date. This Act takes effect upon
6 becoming law.