

Southwestern Illinois Commercial Real Estate Transactions

The Illinois Business Journal is proud to publish commercial real estate transactions recently completed by commercial brokers across Southwestern Illinois.

◆ BELLEVILLE

- 772 Carlyle Ave, LLC sold a standalone retail building at 772 Carlyle Ave. to Turbo Restaurant Management, LLC. BARBER-MURPHY represented the Seller.

- BR3 Management, LLC., sold a 4 Unit Apartment Complex at 3416 West A St. to Gem Dwelling, LLC. BARBERMURPHY represented the Seller.

- Charles and Lynn Pittman Trust sold two (2) duplexes at 6111-6115 C Street to Newt Investments, LLC. KUNKEL COMMERCIAL GROUP represented the Seller.

- ASKB LLC d/b/a 144 Lincoln Place Court, LLC leased 1,000 square feet of professional office space at 144 Lincoln Place Court to Internal Strength Counseling, LLC. KUNKEL COMMERCIAL GROUP represented the Landlord and Tenant.

- ASKB LLC d/b/a 144 Lincoln Place Court, LLC leased 1,280 square feet of professional office space at 114 Lincoln Place Court to Aspen Legal, LLC. KUNKEL COMMERCIAL GROUP represented the Landlord and Tenant.

◆ EDWARDSVILLE

- Vintage Properties, LLC., leased a 2,500-square-foot Office Space at 201 Hillsboro Ave. to CR Solar LLC. BARBERMURPHY represented both parties.

◆ MARYVILLE

- Yenoh Land Trust leased a 3,000-square-foot Retail/Office Space in Echo Plaza to Dr. Kelly Jones. BARBERMURPHY represented both parties.

- Maryville Medical Park Fund I, LLC leased 1,100 rentable square feet of professional office space at 2118 Vadalabene Drive to Sparrow Agency, LLC KUNKEL COMMERCIAL GROUP represented the Landlord and Tenant.

◆ O'FALLON

- Ken and Sheila Cope leased 1,228 square feet of Retail Space located at 1727 West Highway 50 to Colonial Supplies, LLC. BARBERMURPHY represented both parties.

- Golden Wolf Properties, LLC leased 1,500 square feet of professional office space at 813 West Highway 50 to Broker Solutions, Inc dba as New American Funding. KUNKEL COMMERCIAL GROUP represented the Landlord.

- Golden Wolf Properties, LLC leased a 1,200-square-foot retail building at 406 West Highway 50 to Clifford and Lori Thompson. KUNKEL COMMERCIAL GROUP represented the Landlord.

- DGT Investments, LLC leased 1,200 square feet of professional of-

fice/ medical space at 787 Sunset Blvd, Suite 100 to Serene Renewal, LLC. KUNKEL COMMERCIAL GROUP represented the Landlord and Tenant.

- JRG HOLDINGS - BELLEVILLE, LLC an Illinois Limited Liability Company leased 400 square feet of professional office space at 1210 Paragon Drive to Amerahealth Home Care LLC an Illinois limited liability Company. KUNKEL COMMERCIAL GROUP represented the Landlord and Tenant.

◆ SALEM

- Northpoint Commercial Finance, LLC sold 3.88 Acres at 125 North Missouri Ave. to All American Hauling, LLC. BARBERMUR-

PHY represented the Seller.

◆ SHILOH

- Braddock Development, Inc. leased a 4,000-square-foot Retail Space at 2417 Lebanon Ave. to R2BC IL, LLC. BARBERMURPHY represented both parties.

- Leon & Tangela Tiller sold a 2,754-square-foot rental property at 13 Sierra Drive to Green Door Apartments II, LLC. KUNKEL COMMERCIAL GROUP represented the Seller and Purchaser.

◆ VANDALIA

- DDTF1, LLC. leased a 1,243-square-foot Retail Space in Vandalia Commons, Mattes Ave. to Sukar and Sons of Milwaukee, Inc. BARBERMURPHY represented both parties.

HSHS St. Elizabeth's Hospital donates land and building to the Diocese of Belleville

The agreement includes an office building and parking lot, located at 224 W. Garfield Street.

HSHS St. Elizabeth's Hospital President and Chief Executive Officer Chris Klay and The Most Reverend Bishop Michael McGovern jointly announce the hospital has agreed to donate multiple tracts of land and a building on St. Elizabeth's downtown Belleville campus to the Diocese of Belleville.

As part of the agreement, the hospital will transfer approximately an acre of land in total, which includes an office building and parking lot, located at 224 W. Garfield Street.

"This generous gift of properties will allow our dedicated staff to be more

centralized around the Chancery and St. Peter's Cathedral, the heart of the diocese," said the Very Reverend Steven Beatty, Vicar General. "Our team will be able to work together more closely, and the decreased overhead costs will free up resources for ministries to our faithful, our parishes, and the whole community."

"The hospital and the Diocese have long worked together in serving our community, and this is another way St. Elizabeth's Hospital can support their Catholic ministry. Going forward, the building and land would be best utilized by the Bishop and his team," said Klay.

HSHS St. Elizabeth's Hospital continues to operate two physician office buildings on the Belleville campus.

Expanded bereavement leave rights took effect in Illinois on Jan. 1

The Family Bereavement Leave Act went into effect on Jan. 1, 2023, expanding unpaid leave rights for employees across the State. As the New Year rolls out, employers should be aware of the new requirements under the Act.

The Family Bereavement Leave Act (FBLA) is an amendment to the Child Bereavement Leave Act (CBLA) that expands leave time requirements to cover pregnancy loss, failed adoptions or surrogacy agreements, unsuccessful reproductive procedures, and other diagnoses or events negatively impacting pregnancy or fertility. The FBLA also requires employers to provide leave time after the loss of family members previously not covered by the CBLA, including spouses, domestic partners, siblings, grandparents, and stepparents.

Employees may take up to two weeks, or 10 working days, of unpaid leave time for any of the events covered by the FBLA to grieve, to attend a funeral, or to make arrangements necessitated by the death of a family member.

Employers may require reasonable documentation to certify that an employee requesting FBLA leave experi-

"Workers who experience the death of a loved one or other kinds of loss such as a miscarriage or a failed adoption should be able to grieve without the fear of losing their job."

-Illinois Department of Labor Acting Director Jane Flanagan.

enced an event covered by the Act, but employees are not required to identify the specific event that qualifies them for the leave. Reasonable documentation includes death certificates, published obituaries, and documentation from an adoption or surrogacy organization. A Bereavement Leave form is available on the Department's website that may be used as reasonable documentation.

"Workers who experience the death of a loved one or other kinds of loss such as a miscarriage or a failed adoption should be able to grieve without the fear of losing their job," said Illinois Department of Labor Acting Director Jane Flanagan. "The Family Bereavement Leave Act ensures that those workers will be afforded time off from work to process that grief."

All employers and employees subject to the federal Family and Medical Leave Act (FMLA) are subject to the FBLA.

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