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05.343.009.00

0027534 11/20/2003 03:06P 1 of 2 Sally J. Litterly Losan County Recorder Losan County, Illinois Recording Fee:\$220.50

#### CORPORATE WARRANTY DEED

This instrument was prepared by:

Gregory C. Knapp Attorney 1952 S. Main Street Eureka, IL 61530 (309) 467-3844

Send tax notice to:

Teleologic Learning L.L.C. P.O. Box 166 Atlanta, IL 61723

Return recorded document to:

Teleologic Learning L.L.C. P.O. Box 166 Atlanta, IL 61723

STATE OF ILLINOIS

WOY. 20.03

BEALTSTATE THANKSTERIAN
IN PARISHER NO. 16 BENEFIER

REAL ESTATE TRANSFER TAX

00135.00

# FP326677

COUNTY OF LOGAN
SALLY J. LITTERLY, RECORDER
REAL ESTATE TRANSFER TAX

11-20 03 \$67.50

THIS INDENTURE WITNESSETH, That the Grantor The Laurasian Institution, an Illinois not-for-profit Corporation, organized and existing under and by virtue of the Laws of the State of Illinois, having its principal office at Atlanta, Illinois, for and in consideration of the sum of Ten (\$10.00) DOLLARS in hand paid, Conveys and Warrants to Teleologic Learning, L.L.C., a Virginia Limited Liability Company, of the State of Virginia, the following described Real Estate, to wit:

Fifty feet by 120 feet of the Southwest side of Lot 4, Block 43, in the Original Town, now City of Atlanta, situated in the County of Logan in the State of Illinois.

Tax I.D. Nos.: 5-648 and 54 05 343 009 00

situated in the County of Logan, in the State of Illinois. The Grantee assumes and agrees to pay the 1999 real estate taxes and takes title subject to such taxes and zoning ordinances, easements, restrictions and conditions of record.

This deed is made, executed and delivered pursuant to authority given by the By-Laws of said corporation.

IN TESTIMONY WHEREOF, The said Laurasian Institution, an Illinois not-for-profit corporation hath hereunto caused its corporate seal to be affixed, and these presents to be signed by its President, and attested by its Secretary, this 27 day of Texture., A.D. 1999.

(corporate seal)

By: Bradley S. Smith, President.

Attest:

By: Bradley S. Smith, Secretary

State of WA

County of Sychoms) ss

I, the undersigned, a notary public, in and for said County in the State aforesaid, DO HEREBY CERTIFY, that Bradley Smith, personally known to me to be the President and Secretary of The Laurasian Institution, an Illinois not-for-profit corporation, whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary, he signed and delivered the said instrument of writing as President and Secretary of said Corporation, and caused the seal of said Corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said Corporation as his free and voluntary act, and as the free and voluntary act and deed of said Corporation for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 27th day of September , A.D., 1999.

StacyEdurt Notary Public StacyEdu

C:\REALEST\TELEOLOG.WD

05-343-009-00

NO EXPS

Vol 588 PG 16

## MEMORANDUM OF CONTRACT

This instrument was prepared by:

Gregory C. Knapp Attorney 1952 S. Main Street Eureka, IL 61530 (309) 467-3844

Send tax notice to:

Teleologic Learning, L.L.C. P.O. Box 166 Atlanta, IL 61723

Return recorded document to:

Gregory C. Knapp 1952 S. Main Street Eureka, IL 61530 413211

Legan County, illinois
This instrument was filed for regard at

nct - 7 1999

Recorder of Deeds, Recorder's Fee \$ 15.00

NOTICE IS HEREBY GIVEN, that on the 1st day of September, 1999, The Laurasian Institution, an Illinois not-for-profit corporation, Seller and Teleologic Learning L.L.C., a Virginia Limited Liability Company, Buyer, have entered into a certain Agreement for Warranty Deed & Sale of Equipment--Deed in Escrow and Bill of Sale, for the real estate described as follows:

Fifty feet by 120 feet of the Southwest side of Lot 4, Block 43, in the Original Town, now City of Atlanta, situated in the County of Logan in the State of Illinois.

Tax I.D. No.: 5-648 and 54 05 343 009 00

SEE CONTRACT FOR FURTHER DETAILS.

DATED: 25 5pt, 1999.

The Laurasian Institution, an Illinois not for-profit Corporation

Bradley S. Smith, President

Teleologic Learning L.L.C., a Virginia Limited Liability Company

By: St. John's Wood Corporation, a Virginia corporation, Manger of Teleglogic Learning, L.L.C.

Philip U. Palin, Its President

Quit-Claim Deed Release and Assignment of All Interests; Held in Escrow by Logan County Title Co., Lincoln, IL.	8 0 1 1 4 4 1 Tx:4009199  201700096348 Filed for Record in LOGAN COUNTY, ILLINOIS SALLY J. TURNER 07/17/2017 2:52 PM QUIT CLAIM DEED 45.00
Send Real Estate Tax Bill And return recorded deed To: Teleologic Learning, LLC. PO Boy Tule Atlanta, IL (1723	anle only
<pre>Property Address: 114 S.W. Arch Street Atlanta, IL 61723 ////////////////////////////////////</pre>	/\/\/\/\/\/\ \/\/\/\/\/\/\
THIS QUIT-CLAIM DEED - DEED IN ESCROW is made ary 3, 2016, by and between First Party/Grantor atty/Grantee and is held in Escrow by the Logan Country	de as of Febru- and Second Par-
WITNESSETH:	
"First Party": John Andrew Yates as the Grantor	
"Second Party": Teleologic Learning, L.L.C. as the	Grantee
"Fee Simple Ownership":  () Joint Tenancy with Rights of Survi () Tenants by the Entirety;	vorship;
() Tenants in Common; or	

WITNESSETH, that the First Party, in consideration of ten

dollars lawful money of the United States and other good and valuable consideration paid by the Second Party, GRANTS, CON-VEYS, QUIT-CLAIMS, TRANSFERS, ASSIGNS, and RELEASES any interest held by the First Party unto the Second Party, the Second Party's assigns, heirs, successors and assigns forever, TO HAVE AND TO HOLD the premises granted herein unto the Second Party, IN FEE SIMPLE OWNERSHIP the real estate situated in the County of Logan, State of Illinois, more particularly described in APPENDIX "A", attached hereto and incorporated by reference.

This Quit-Claim Deed has been held in escrow by The Logan County Title Company, Lincoln, IL pending the First Party's failure to comply with the December 18, 2014 terms, conditions, and agreements between First Party and Second Party. Logan County Title is held harmless by reason of its release and recording of this Deed.

The First Party hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of Illinois. The Second Party is hereby responsible for the payment of real estate taxes.

WITNESS the following signature and seal.

JOHN ANDREW YATES

STATE OF ILLINOIS COUNTY OF LOGAN

SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that JOHN ANDREW YATES, being the authorized and empowered Chairman for John Andrew Yates, personally known to be the same person whose name is subscribed to the Quit-Claim Deed, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as its free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal on February 3, 2016.

Notary Public

AND THE CHARLES COLOR OF THE STATE OF THE ST

# STATE OF ILLINOIS

#### DEPARTMENT OF REVENUE

# STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT

This transfer is exempt from the payment of transfer tax by reason of Paragraphs 4(e) [consideration less than \$100.00] and 4(1) [Deed issued pursuant to a transfer in lieu of foreclosure/default in installment contract purchase] of the Real Estate Transfer Tax Act, 35 ILCS 200/31-45.

Dated: February 3, 2016

6

By:

APPENDIX "A"

Legal Description for Interest in Real Estate

Of

John Andrew Yates

114 S.W. Arch Street, Atlanta, Illinois:

Fifty feet (50') by One Hundred Twenty Feet (120') off the Southwest Side of Lot Four (4) in Block Forty-three (43) in the Original Town of Atlanta, formerly Xenia, now a part of the City of Atlanta, Logan County, Illinois, TOGETHER WITH, all rights and interests of the Sellers IF ANY, in and to any and all streets, roads, alleys, easements and rights-of-way, strips and/or gores adjoining or abutting said premises.

PIN: 54-05-343-009-00

Quit-Claim Deed Prepared By: Paul A. Meints, Esq., CLU, ChFC

2 Kenyon Court

Bloomington, Illinois 61701-3320

TOWNSHIP OF	R ATLA	NTA					PERTY	RECORE	0 5	orp 002 G DISTRICT	MAP	-	PARCEL	NUMBER
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	LIGHTING				
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5-648

Warranty Deed

05-343-009-00

COUNTY OF LOGAN
SALLY J. LITTERLY, RECORDER
REAL ESTATE TRANSFER TAX
DATE 1-2-96 \$ 17.50

12-30-95 Vol355pg 29

35,000

388140



STATE OF ILLINOIS, COUNTY OF LOGAN, Recorder of Deeds

"Fee Simple Ownership": Sole ownership by Grantee

Logan County, Illinois
This instrument was filed for record at o'clock M.

JAN 021996

Sally J. Livery
Recorder of Deeds, Recorder's Fee \$ 15.00

Recorded on Card No	Document No	Page							
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THIS WARRANTY DEED, is made as of December 30, 1995, by and									
	between First Party and Second Party.								
WITNESSETH:									
"First Party":	THE ATLANTA LODGE 165	ANCIENT FREE AND							
	ACCEPTED MASONS, An	Illinois not-for-							
	profit Corporation								
"Second Party":	THE LAURASIAN INSTITU	TION, an Illinois							
	not-for-profit Corpora	tion							

That the First Party, in consideration of ten dollars lawful money of the United States and other good and valuable consideration paid by the Second Party, warrants, grants, and conveys unto the Second Party, its successors and assigns forever, TO HAVE AND TO HOLD the premises granted herein unto the Second Party, IN FEE OWNERSHIP and First Party does forever warrant the title to the real estate situated in the County of Logan, State of Illinois, more particularly described in APPENDIX "A", attached hereto and incorporated by reference.

This property is not Homestead Property.

The First Party agrees to pay the real estate taxes and assessments through December 31, 1995. The Second Party assumes and agrees to pay the 1996 and all subsequent real estate taxes and other periodic obligations, and takes title subject to such taxes and zoning ordinances, access obligations, easements, restrictions and conditions of record and such other matters as would be revealed through a new and complete survey of the property.

Witness the following signatures and seals.

### THE ATLANTA LODGE 165 ANCIENT FREE AND ACCEPTED MASONS

William R. Horn	W.M.	Through R. huegungen	
By: William R. Horn,	Lodge Master	Lodge Secretary	3R
	Appre	wh by: John M. Susanger	~ WORDE
STATE OF ILLINOIS	)	Thomas a Splicate tre	as .
COUNTY OF LOGAN	) ss )	William D. Layon was	2. VD=~

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that WILLIAM R. HORN, personally known to be to be the Lodge Master of the ATLANTA LODGE 165 ANCIENT FREE AND ACCEPTED MASONS, An Illinois not-for-profit Corporation, and AMECIA LODGE 165 ANCIENT FREE AND ACCEPTED MASONS, whose names are subscribed to the foregoing Warranty Deed, appeared before me this day in person and each acknowledged that the Lodge Master and the Secretary of the Lodge signed, sealed and delivered the said instrument as the free and voluntary act of the ATLANTA LODGE 165 ANCIENT FREE AND ACCEPTED MASONS, pursuant to a proper resolution passed by such organization authorizing the execution of this deed and for the uses and purposes therein set forth, such authority being given by the duly authorized governing body of the ATLANTA LODGE 165 ANCIENT FREE AND ACCEPTED MASONS.

Given under my hand and seal on this the 30 th day of December, 1995.

"OFFICIAL SEAL"
PAULA. MEINTS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/14/98

Notary Public

### APPENDIX "A"

Legal Description for Interest in Real Estate
of THE ATLANTA LODGE 165 ANCIENT FREE AND ACCEPTED MASONS
situated at 114 S.W. Arch Street
Atlanta, Illinois 61723

Fifty (50) feet by One Hundred Twenty (120) feet of the Southwest side of Lot Four (4) in Block Forty-three (43), in the original Town, now City of Atlanta, County of Logan, State of Illinois, together with, IF ANY, strips and gores which adjoin and abut these premises.

TAX I.D. No.: 54-05-343-009-00 (5-648)

RETURN DEED TO: THE LAURASIAN INSTITUTION

Post Office Box 166

MAIL SUBSEQUENT TAX BILLS TO: THE LAURASIAN INSTITUTION

Post Office Box 166

Atlanta, Illinois 61723-0166

Atlanta, Illinois 61723-0166

## Warranty Deed Prepared By:

Paul A. Meints, Esq., CLU, ChFC 108 S.W. Arch Street - Box 310 Atlanta, Illinois 61723-0310 Telephone: 217-648-2277

Member of: Logan County, McLean County, Illinois, Indiana, and American Bar Associations since 1974. Licensed to Practice before the Indiana, Illinois, and United States Supreme Court, Federal District Court, and the United States Tax Court since 1974. Also located at #2 Kenyon Court, Bloomington, Illinois 61701-3320, Telephone 309-TAX-1040.