

5-648 ✓

05-343-009-00

0027534 11/20/2003 03:06P 1 of 2  
Sally J. Litterly  
Logan County Recorder  
Logan 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 TAX	STATE OF ILLINOIS	65620002959	REAL ESTATE TRANSFER TAX
	 NOV. 20. 03		00135.00
	DEPT. OF REVENUE DIVISION OF TAXATION	#	FP326677

COUNTY OF LOGAN  
SALLY J. LITTERLY, RECORDER  
REAL ESTATE TRANSFER TAX  
DATE 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<sup>th</sup> day of September, A.D. 1999.

(corporate seal)

The Laurasian Institution, an  
Illinois not-for-profit corporation

By: Bradley S. Smith, President.

Attest:

By: Bradley S. Smith, Secretary

State of WA

County of Snohomish

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 27<sup>th</sup> day of September, A.D., 1999.



Notary Public

Stacy E. Hurt

5-648

05-343-009-00

NO exps

Vol 588 PG 116 NS

## 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

Logan County, Illinois  
This instrument was filed for record at

OCT - 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:

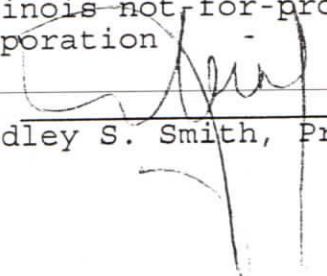
Fifty feet by 120 feet of the Southwest side of Lot 4, Block 43, in the Original Town, now City of Atlanta, situated in the County of Logan in the State of Illinois.

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

SEE CONTRACT FOR FURTHER DETAILS.

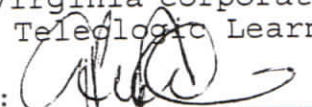
DATED: 25 Sept, 1999.

The Laurasian Institution, an  
~~Illinois not-for-profit~~  
Corporation

By:   
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 Teleologic Learning, L.L.C.

By:   
Philip U. Palin, Its President





Tx:4009199

5-648 05-343-009-00

Quit-Claim Deed  
Release and Assignment  
of All Interests;  
Held in Escrow by  
Logan County Title Co.,  
Lincoln, IL.

**201700096348**  
Filed for Record in  
LOGAN COUNTY, ILLINOIS  
SALLY J. TURNER  
07/17/2017 2:52 PM

QUIT CLAIM DEED 45.00

$$N^S$$

sale only

Send Real Estate Tax Bill  
And return recorded deed

**To:**

Teleologic Learning, LLC  
PO Box 1166  
Atlanta, IL 60173

Property Address:  
114 S.W. Arch Street  
Atlanta, IL 61723

THIS QUIT-CLAIM DEED - DEED IN ESCROW is made as of February 3, 2016, by and between First Party/Grantor and Second Party/Grantee and is held in Escrow by the Logan County Title Co.

W I T N E S S E T H :

"First Party": John Andrew Yates as the Grantor

"Second Party": Telelogic Learning, L.L.C. as the Grantee

"Fee Simple Ownership":

( ) Joint Tenancy with Rights of Survivorship;  
( ) Tenants by the Entirety;  
( ) Tenants in Common; or  
( ) Other: \_\_\_\_\_

WITNESSETH, that the First Party, in consideration of ten

5) dollars lawful money of the United States and other good and valuable consideration paid by the Second Party, GRANTS, CONVEYS, 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

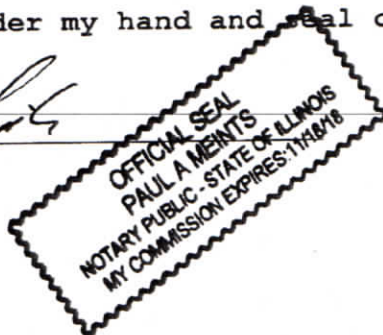
STATE OF ILLINOIS  
COUNTY OF LOGAN

)  
) 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





STATE OF ILLINOIS  
DEPARTMENT OF REVENUE

STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT

(6) 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

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 OR CORPORATION

ATLANTA

PROPERTY RECORD

U-16 - 1PK  
Corp  
05002  
TAXING DISTRICT

MAP

PARCEL NUMBER

ADDRESS OF PROPERTY

120 SW ARCH ST

54 05 343 009 00

ROUTING NUMBER

CLASS OF PROPERTY  
0060

CARD NUMBER  
5 - 648

1 of 1

5 - 648

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

SW 50 ft Lot 4, Block 43

RECORD OF OWNERSHIP

DATE

DEED STAMPS

INDICATE PRICE

The Laurasian Institution	Filed 1-2-96	12-30-95	355/29	35,000
Teleologic Learning L.L.C.	Filed 10/7/99	9-25-99	588/116	NS
Teleologic Learning L.L.C.	Filed 11-20-13	9-27-99	007534	135,000

LAND COMPUTATIONS

FRONTAGE	DEPTH	UNIT VALUE	DEPTH FACTOR	ACTUAL VALUE	TRUE VALUE	TAX VALUE
<del>50</del>	<del>120</del>	<del>40.00</del>	<del>1/107</del>	<del>4280</del>	<del>2140</del>	<del>1070</del>
50	120	90.00	2/100	90.00	4500	1500
LOT DEPRECIATION						
CORNER INFL.						
CLASSIFICATION		NO. OF ACRES		RATE		
TILLABLE						
TILLABLE						
PERMANENT PASTURE						
WOODLAND						
WASTELAND						
HOMESITE						
TOTAL ACREAGE						
TOTAL VALUE LAND						1070 X
TOTAL VALUE BUILDINGS					9509	1020
TOTAL VALUE LAND AND BUILDINGS						

MEMORANDA

PROPERTY FACTORS

TOPOGRAPHY		IMPROVEMENTS	
LEVEL		CITY WATER	
HIGH		SEWER	
LOW		GAS	
ROLLING		ELECTRICITY	
SWAMPY			
		ALL UTILITIES	
DISTRICT		STREET OR ROAD	
IMPROVING		PAVED	
STATIC		SEMI-IMPROVED	
DECLINING		UNIMPROVED	
BLIGHTED		SIDEWALK	

BUILDING PERMIT RECORD

DATE	NUMBER	AMOUNT	PURPOSE

SUMMARY OF ASSESSED VALUES

YEAR	192009	192010	192011	192012	192013	192014	192015
LAND	3310	3260	13060	3000	3010	3190	3290
BUILDINGS	11330	11150	10470	10270	10380	10920	11250
TOTAL	14640	14410	12530	13270	13390	14110	14540



$$2325 \div 14.85 = 156.5$$
$$X.3333 = 4610$$



BASE PRICE				ADJUST			
1ST FLOOR		2ND FLOOR		3RD FLOOR		%	
SECOND-FLOOR	2325	14.78	34360	1000	29.55	29550	
THIRD	2325	10.40	24180	1250	7.6	not used	
FOURTH				2250	10.40	23400	
FIFTH							
ABOVE							
sub-total	58540			52950			
GRADE FACTOR	x D-10 74%	x		x D-10 74%	x		
sub-total	\$ 43320	\$		\$ 39180	\$		
CONST. FACTOR	x	x		x	x		
sub-total	\$	\$		\$	\$		
B. P. A.	x	x		x	x		
total unit cost	\$ 18.63	\$		\$ 17.41	\$		
GROUND AREA	x 2325	x		x 2250	x		
base replace.	\$ 43320	\$		\$ 39180	\$		
ADDS & DEDUCTS							
HEAT							
AIR COND.	+						
LIGHTING							
PLUMBING	+						
SPRINKLER	+	+					
DOORS							
STORE FRONT							
DISPLAY AREA							
FIRE ESCAPE							
EXT. WALL ADJ.	+						
PARTITIONS	+	+		+			
BSMT. FINISH							
INT. FINISH	+			+			
	+			+			
sub-total	\$ 43320	\$		\$ 39180	\$		
COUNTY FAC.	x .67	x		x .67	x		
TOTAL REPLAC.	\$ 29020	\$		\$ 26250	\$		

[illegible]

## COMMERCIAL &amp; INDUSTRIAL SUPPLEMENT

OCCUPANT: Villanova Law Offices

BLOCK \_\_\_\_\_ LOT \_\_\_\_\_

SUPPLEMENTAL

PROPERTY ADDRESS \_\_\_\_\_

PROPERTY CODE NO. 5-1648

TO

FOLDER NO. \_\_\_\_\_ CARD NO. \_\_\_\_\_

CARD\_\_\_\_\_OF\_\_\_\_\_CARDS

10

[illegible]
$$1.3333 = \frac{4}{3} = 1\frac{1}{3}$$



## Warranty Deed

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

35,000

388140



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

JAN 02 1996

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

STATE OF ILLINOIS, COUNTY OF LOGAN, Recorder of Deeds

Recorded on Card No. \_\_\_\_\_ Document No. \_\_\_\_\_ Page \_\_\_\_\_  
 Filed and Recorded \_\_\_\_\_, 1995 at \_\_\_\_\_ o'clock \_\_.M. Fee \$\_\_\_\_\_  
 By: \_\_\_\_\_ Deputy \_\_\_\_\_ Register \_\_\_\_\_

THIS WARRANTY DEED, is made as of December 30, 1995, by and between First Party and Second Party.

W I T N E S S E T H :

"First Party": THE ATLANTA LODGE 165 ANCIENT FREE AND  
ACCEPTED MASONS, An Illinois not-for-  
profit Corporation

"Second Party": THE LAURASIAN INSTITUTION, an Illinois not-for-profit Corporation

**"Fee Simple Ownership":** Sole ownership by Grantee

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.

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.

THE ATLANTA LODGE 165 ANCIENT FREE AND ACCEPTED MASONS

2



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 South-west 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  
Atlanta, Illinois 61723-0166

MAIL SUBSEQUENT TAX BILLS TO: THE LAURASIAN INSTITUTION  
Post Office Box 166  
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.