

The First Party, having paid the mortgage in full, WARRANTS, GRANTS, TRANSFERS, ASSIGNS, and CONVEYS unto the Second Party, the Second Party's successors and assigns forever, TO

"Fee Simple Ownership": "Sole Ownership" as "joint tenants with right of survivorship" by the Second Party

AS, Husband and Wife, as the Second Party/Grantee "Second Party": WILLIAM M. THOMAS and CHRISTINE S. THOMAS

First Party/Grantor. L.T.C.; WILLIAM M. THOMAS, Individually; collectively being the Thomas Didymus Corporation, Member of Teleologic Learning, "First Party": WILLIAM M. THOMAS as President of Saint

MINNESOTA

THIS WARRANTY DEED by and between First Party/Grantor and Second Party/Grantee.



PIN: 54-05-343-009-00

THE ATLANTA PUBLIC LIBRARY DISTRICT
100 Race Street - Box 566
Atlanta, IL 61723-0566
Send Real Estate Tax Notice to:

and
William M. Thomas
P.O. Box 166
Atlanta, IL 61723
Notice To:

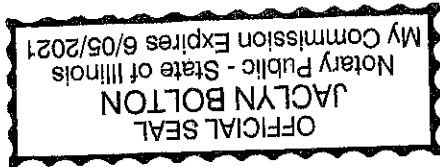
Send Real Estate Tax
Return Deed To: and
Recording Requested By:

Warranty Deed -
For Land, Minerals, and
Existing Improvements known
As 114 S.W. Arch Street,
Atlanta, IL;
Excluded from Chapter 765
Plat Act Requirements.

2009

STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT
DEPARTMENT OF REVENUE
STATE OF ILLINOIS

Jaclyn Bolton
Notary Public



Given under my hand and seal on November 17th, 2017.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that WILLIAM M. THOMAS as President of Saint Thomas Didymus Corporation, Member of Tel-ologic Learning, L.L.C., signing in his capacity and also signing individually, personally known to be the same person whose name is subscribed to the foregoing Warranty Deed, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth. This property is Not Homestead Property for the First Party.

STATE OF ILLINOIS)
COUNTY OF LOGAN)
SS)

William M. Thomas *William M. Thomas*
WILLIAM M. THOMAS, CEO/MGR. WILLIAM M. THOMAS,
Individually

Witness the following signatures and seals.

The First Party agrees to pay real estate taxes through December 1, 2017 in a timely manner. The Second Party assumes and agrees to pay the real estate taxes, if any, subsequent to December 1 in a timely manner 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.

HAVE AND TO HOLD the premises granted herein unto the Second Party, IN FEE SIMPLE ABSOLUTE 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.

Member of: McLean County, Logan 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 108 S.W. Arch - Box 310, Atlanta, Illinois 61723-0310.

E-mail: meintstaxlaw@frontier.com

Fax: 309-827-0068

Telephone: 309-829-1040

Bloomington, IL 61701-3320

2 Kenyon Court

Paul A. Meints, Esq., CLU, ChFC

Warranty Deed Prepared By:

PIN: 54-05-343-009-00

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 Seller 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.

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

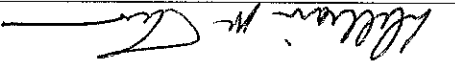
The Atlanta Public Library District

Passing To

Legal Description for Interest in Real Estate

APPENDIX "A"

WILLIAM M. THOMAS



By:

Dated: November 17th, 2017

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.

THE ATLANTA PUBLIC LIBRARY DISTRICT

Attn: Randy L. Brooks

P.O. Box 568

Atlanta, IL 61723

William M. Thomas

P.O. Box 166

Atlanta, IL 61723

Logan County Title Company

Attn: Jennifer A. Awe

507 Pulaski Street

Lincoln, IL 62656

Paul A. Melnts, Esq., CLU, ChFC

2 Kenyon Court

Bloomington, IL 61701-3320

SPECIAL WARRANTY

"GIFT DEED" FOR "UNION HALL"/

114 S.W. ARCH STREET, ATLANTA,

IL; Commercial Building with

Historical Significance

Recording Requested By:

Return Deed To:

THE ATLANTA PUBLIC LIBRARY DISTRICT

100 Race Street - Box 566

Atlanta, IL 61723-0566

Donors: Christine S. & William M. Thomas

Donee: The Atlanta Public Library District,

being an IRS 501[c][3] Qualified

Charity

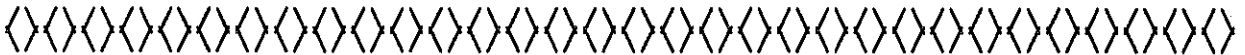
Deed Prepared By:

Paul A. Meints, Esq., CLU, ChFC

2 Kenyon Court

Bloomington, IL 61701-3320

PIN: 54-05-343-009-00



THIS SPECIAL WARRANTY GIFT DEED is made as of November

2017, by and between the First Party and the Second Party.

W I T N E S S E T H :

"First Party": WILLIAM M. THOMAS and CHRISTINE S.

THOMAS, Husband and Wife, as the Gran-

tor/Donor.

"Second Party": THE ATLANTA PUBLIC LIBRARY DISTRICT,

Atlanta, Illinois as the Grantee/Donor

The First Party, for themselves and their successors, FOR NO MONETARY CONSIDERATION, GIFTS, WARRANTS, GRANTS, TRANSFERS, CONVEYS, and RELEASES unto the Second Party, its successors and assigns forever, TO HAVE AND TO HOLD the premises granted herein unto the Second Party, IN FEE SIMPLE ABSOLUTE OWNERSHIP to the

COPY

historical improved commercial real estate situated in the City of Atlanta, County of Logan, State of Illinois, more particularly described in APPENDIX "A", attached hereto and incorporated by reference.

The First Party, for themselves and their successors, further covenant, promise, and agree with Second Party, successors and assigns, that they have not done or suffered to be done anything so that the property is or may be in any manner encumbered or charged except as set forth in this Gift Deed. The First Party covenants further that they will warrant and defend the property against all persons lawfully claiming by, through, or under them.

This property is a historical commercial use building that is given and donated free of all restrictions. This gift can be used by the Atlanta Public Library District at its sole discretion. It is not homestead property for the Donors/First Party.

Subject to: General real estate taxes not due and payable at the time of closing; covenants, conditions, and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

The agreed upon value of this improved real estate is (\$155,000) and has been supplemented with a current independent appraisal conducted by _____.

The Acceptance of this Special Warranty Gift Deed was authorized and approved by a special meeting of the Library's governing Body on NOV 16, 2017.

Witness the following signatures and seals.

William M. Thomas, Owner/Donor
William M. Thomas

Christine S. Thomas, Owner/Donor
Christine S. Thomas

Received and accepted on November _____, 2017 by:

Randy L. Brooks, President of the Atlanta Public Library District
Randy L. Brooks

Karen E. Horn, Secretary of the Atlanta Public Library District
Karen E. Horn

STATE OF ILLINOIS
DEPARTMENT OF REVENUE
STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT

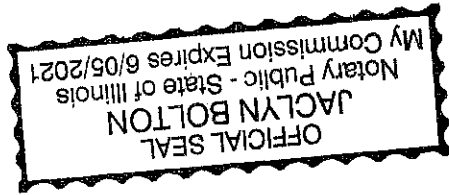
PIN: 54-05-343-009-00

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 Donor 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.

WILLIAM M. THOMAS and CHRISTINE S. THOMAS
OF
Legal Description for Interest in Real Estate

APPENDIX "A"

Jaclyn Bolton
Notary Public



I, the undersigned, a Notary Public in and for said County,
in the state aforesaid, do hereby certify that WILLIAM M. THOMAS
[being one and the same as "Bill Thomas"] and CHRISTINE S. THOMAS
AS (Owner), Husband and Wife, personally known to be the same
persons whose names are subscribed to the foregoing Special War-
ranty Gift Deed, appeared before me this day in person and
acknowledged that they signed, sealed and delivered the said in-
strument as their free and voluntary act, for the uses and pur-
poses therein set forth, affirming that no restrictions have
been placed on the Donee's use of this property.
Given under my hand and notarial seal on November 17th, 2017.

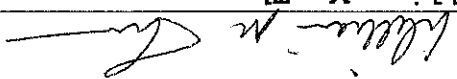
STATE OF ILLINOIS)
COUNTY OF LOGAN)
SS)

This transfer is exempt from the payment of transfer tax by reason of:

[] Paragraph 4(d) ["Deeds or trust documents that, without additional consideration, confirm, correct, modify, or supplement a deed or trust document previously recorded"];

[XX] Paragraph 4(e) ["Deeds or trust documents where the actual consideration is less than \$100,000"] of the Real Estate Transfer Tax Act, 35 ILCS 200/31-45, formerly Chapter 120 of the Illinois Revised Statutes, Section 1001, et seq.

Dated: November 17th, 2017

By:  William M. Thomas

"Gift" Deed Prepared By:

Paul A. Meints, Esq., CLU, ChFC

108 S.W. Arch Street - Box 310

Atlanta, IL 61723-0310

Telephone: EZY-TAX-1040 [309-829-1040]

E-Mail: meintstaxlaw@frontier.com

Member of: McLean County, Logan 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, IL 61701-3320. Selected by peers in 1996 to be among the first twenty-five (25) lawyers in Illinois to be designated as a "Leading Illinois Attorney" in (1) Trusts and Estate Planning, (2) Agricultural Law, (3) Agricultural and Natural Resources (Real Estate), and (4) Individual Income Tax. Chairperson of the Agricultural Law Section Council of the Illinois State Bar Association for 2000-2001.

PAUL A. MEINTS

Attorney - CLU - ChFC

2 Kenyon Court
Bloomington, IL 61701-3320
Telephone 309-7AX-1040
FAX: 309-827-0068
E-mail: meintstaxlaw@frontier.com

REAL ESTATE SETTLEMENT STATEMENT

Donors: **WILLIAM M. THOMAS and CHRISTINE S. THOMAS**

Donee: **ATLANTA PUBLIC LIBRARY DISTRICT**

Gift of: **Historical Commercial Building, 114 S.W. Arch Street,**

Atlanta, IL 61723

Date and time of Closing: **November , 2017 at**

Donors' Attorney: **Paul A. Meints**

Donee's Attorney:



1. Amount Due/Owed to Sellers/Donors:

a. Purchase Price \$ GIFT

b. Other: \$

2. Total Amount Due/Owed to Sellers \$ GIFT

3. Prior Payments - Credits Given to Buyer/Donor:

a. Down Payment \$ 0.00

b. Real Estate Taxes for 2017 \$ Donor

c. Real Estate Taxes for 2018 \$ Donor

d. Title Work - Logan County Title \$ Donor

e. Recording Expenses:

1) Release of Mortgage(s) . . . \$

2) Other: Deed . . . \$

Total Recording Expenses \$ Donor

f. Revenue Stamps/Documentary Taxes \$ Donor

g. Termitte Inspection by

h. Other:

1) . . . \$

2) . . . \$

4. Total Credits to Buyers \$ 0.00

5. Balance Due to Sellers/Value of Gift \$

6. Remarks - Additional Agreements/Understandings:

The parties agree that the value of this property shall be the appraised value according to the appraisal that has been completed. The parties acknowledge that the building is appraised for real estate tax purposes in excess of the current appraisal.

We, the undersigned Donors and Donee, hereby accept the foregoing settlement in full satisfaction of all covenants to be performed by and between the parties.

DONOR - WILLIAM M. THOMAS

William M. Thomas

DONOR - CHRISTINE S. THOMAS

Christine S. Thomas

ATLANTA PUBLIC LIBRARY DISTRICT

BY: *Randy L. Brooks*
RANDY L. BROOKS, Pres.

BY: *Karen E. Horn*
KAREN E. HORN, Secretary

Other Information:

1. Real Estate Tax I.D. #: 54-05-343-009-00

2.