



**ALTA COMMITMENT FOR TITLE INSURANCE**  
issued by  
**ADVOCUS NATIONAL TITLE INSURANCE COMPANY**

**NOTICE**

**IMPORTANT – READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

**COMMITMENT TO ISSUE POLICY**

Subject to the Notice; Schedule B, Part I – Requirements; Schedule B, Part II – Exceptions; and the Commitment Conditions, Advocus National Title Insurance Company, a(n) Illinois corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I – Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

**COMMITMENT CONDITIONS**

**1. DEFINITIONS**

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

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- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
  - i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
  - j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.
- 2. If all of the Schedule B, Part I – Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
- 3. The Company's liability and obligation is limited by and this Commitment is not valid without:
  - a. the Notice;
  - b. the Commitment to Issue Policy;
  - c. the Commitment Conditions;
  - d. Schedule A;
  - e. Schedule B, Part I – Requirements;
  - f. Schedule B, Part II – Exceptions; and
  - g. a counter-signature by the Company or its issuing agent that may be in electronic form.
- 4. **COMPANY'S RIGHT TO AMEND**  
The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.
- 5. **LIMITATIONS OF LIABILITY**
  - a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
    - i. comply with the Schedule B, Part I – Requirements;
    - ii. eliminate, with the Company's written consent, any Schedule B, Part II – Exceptions; or
    - iii. acquire the Title or create the Mortgage covered by this Commitment.
  - b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
  - c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
  - d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
  - e. The Company is not liable for the content of the Transaction Identification Data, if any.
  - f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I – Requirements have been met to the satisfaction of the Company.
  - g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.
- 6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM**
  - a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

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- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
  - c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
  - d. The deletion or modification of any Schedule B, Part II – Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
  - e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
  - f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.
7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT  
The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.
8. PRO-FORMA POLICY  
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
9. CLAIMS PROCEDURES  
This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.
10. CLASS ACTION  
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.
11. ARBITRATION  
The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

**ADVOCUS NATIONAL TITLE INSURANCE COMPANY**  
One South Wacker Drive, Suite 2400, Chicago, IL  
60606-4654



By: \_\_\_\_\_  
Peter J. Birnbaum, President and Chief Executive  
Officer

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**Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:**

Issuing Agent: Certified Title Company LLC  
Issuing Office: 122 South Second Street  
Greenville, IL 62246  
Issuing Office's ALTA® Registry ID: 1126177  
Loan ID Number: NA  
Commitment Number: DRAFT  
Issuing Office File Number: 24-CTC-64  
Property Address: E 8 & N E 6th Road, Farmersville, IL 62533  
Revision Number:

**SCHEDULE A**


1. Commitment Date: September 25, 2024 8:00 AM
2. Policy to be issued:
  - (a) 2021 ALTA Owner's Policy  
Proposed Insured: **Buyer To Come**  
Proposed Amount of Insurance: **\$1,000.00**  
The estate or interest to be insured: **fee simple**
  - (b) 2021 ALTA Loan Policy  
Proposed Insured: **To Come**  
**Lender Street, Lender, IL 62246**  
Proposed Amount of Insurance: **\$1,000.00**  
The estate or interest to be insured: **fee simple**
3. The estate or interest in the Land at the Commitment Date is:  
fee simple
4. The Title is, at the Commitment Date, vested in:  
Shelley Elizabeth Ballard
5. The land is described as follows:  
The land is described as set forth in Exhibit A attached hereto and made a part hereof.

**CERTIFIED TITLE COMPANY LLC**  
122 South Second Street, Greenville, IL 62246  
Telephone: (618) 664-4100

**ADVOCUS NATIONAL TITLE INSURANCE COMPANY**  
One South Wacker Drive, Suite 2400, Chicago, IL  
60606-4654

Countersigned by:

\_\_\_\_\_  
Jeffrey A Mollet  
Certified Title Company LLC, License #02.0203817

By:   
\_\_\_\_\_  
Peter J. Birnbaum, President and Chief Executive  
Officer

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**SCHEDULE B, PART I – Requirements**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. The following additional requirements must be satisfied at or prior to the closing:

The borrower and seller must bring a valid government issued photo ID bearing their signature to the closing.

Each seller must provide a valid forwarding address and social security number to be submitted to the IRS for 1099 purposes.

Payoff letters must be current and not subject to additional terms. We reserve the right to verify payoff figures prior to disbursement. Any additional funds required to satisfy a lien in full must be deposited by the parties involved immediately.

All funds brought to closing must be in the form of wire transfer, certified check, or cashier's check.

6. The Good Funds provision of the Illinois Title Insurance Act (215 ILCS 155/26) became effective January 1, 2010. This law imposes stricter rules on the type of funds that can be accepted for real estate closings and requires wired funds in many circumstances. Contact your settlement agent to confirm the type of funds that are required for your transaction.
7. Per Illinois law, for closings on or after January 1, 2011, the Company will issue Closing Protection Letters to the parties to the transaction if it is closed by the Company or its approved title insurance agent.

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**SCHEDULE B, PART II – Exceptions**

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.**

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Rights or claims of parties in possession not shown by the Public Records.
2. Any encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment that would be disclosed by an inspection or an accurate and complete land title survey of the Land.
3. Easements, or claims of easements, not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor, material, or equipment heretofore or hereafter furnished, imposed by law and not shown in the Public Records.
5. Taxes or special assessments which are not shown as existing liens by the Public Records.
6. Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the Public Records, or attaching subsequent to the Commitment Date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
7. Any Loan Policy issued pursuant to this Commitment will be subject to the following exceptions a. and b., in the absence of the production of the data and other matters contained in the ALTA Statement form or an equivalent form:
  - a. Any lien, or right to a lien, for services, labor, material, or equipment heretofore or hereafter furnished, imposed by law, and not shown by the Public Records;
  - b. Consequences of the failure of the lender to pay out properly the whole or any part of the loan secured by the mortgage described in Schedule A, as affecting: (i) the validity of the lien of said mortgage; and (ii) the priority of the lien over any other right, claim, lien, or encumbrance that has or may become superior to the lien of said mortgage before the disbursement of the entire proceeds of the loan.
8. The lien of taxes assessed for the year 2024 and thereafter:

First installment 2023 taxes in the amount of \$1,159.06 is paid.

Second installment 2023 taxes in the amount of \$1,159.06 is paid.

Taxes for the year 2024 taxes are not yet due or payable.

Permanent Index Number: 04-07-300-009

9. Pipe Line Easement granted to Ozark Pipe Line Corporation dated July 20, 1926, and recorded August 19, 1927 as Document No. 33234 in Book 20 at Page 468 from James Brown. (For particulars, see record) (Not followed further) (As to subject property and more)

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10. Coal in Quit Claim Deed to Mary L. Murphy dated November 1, 1967, and recorded December 1, 1967 as Document No. 217686 in Book 262 at Page 368 from Martin E. Brown. (For particulars, see record) (Not followed further) (As to subject property and more)
11. Coal in Quit Claim Deed to Mary L. Murphy dated November 1, 1967, and recorded December 1, 1967, as Document No. 217687 in Book 262 at Page 369 from Everett J. Brown and Martha D. Brown. (For particulars, see record) (Not followed further) (As to subject property and more)
12. Coal in Quit Claim Deed to Freeman United Coal Mining Company dated November 14, 1977, and recorded December 13, 1977 as Document No. 258646 in Book 309 at page 98 from Martha D. Brown, Robert D. Brown, Patricia E. Brown, Shirley D. Todt, and Bernard J. Todt. (For particulars, see record) (Not followed further) (As to subject property and more)
13. Coal in Warranty Deed to Freeman United Coal Mining Company dated November 14, 1977, and recorded December 13, 1977 in Book 309 at Page 101 from Martha D. Brown, William L. Brown, Mary K. Brown, Robert D. Brown, Patricia E. Brown, Shirley D. Todt, Bernard J. Todt. (For particulars, see record) (Not followed further) (As to subject property and more)
14. Memorandum of Option Contract by and between Mary L. Murphy, Frank T. Murphy (Grantors) and Freeman United Coal Mining Company, (Grantee) dated January 27, 1978, and recorded January 30, 1978 in Book 131 at Page 364. Notice of option exercised dated January 27, 1978, and recorded March 10, 1978 as Document No. 259805 in Book 131 at Page 543 (For particulars, see record) (Not followed further) (As to subject property and more)
15. Coal in Warranty Deed to Freeman Untied Coal Mining Company dated January 27, 1978, and recorded January 17, 1980 as Document No. 268788 in Book 313 at Page 648 from Mary L. Murphy and Frank T. Murphy. (For particulars, see record) (Not followed further) (As to subject property and more)
16. Right of Way Permit granted to Illinois Consolidated Telephone Company dated September 23, 1981, and recorded October 21, 1981 in Miscellaneous Record 138 Page 646 as Document No. 275437 from Mary L. Murphy. (For particulars, see record) (As to subject property and more)
17. Coal Quit Claim Deed to Martha D. Brown, Robert D. Brown, Shirley D. Todt dated September 14, 1992, and recorded September 24, 1992 as Document No. 332704 in Book 69 at Page 289 from Mobil Oil Corporation. (For particulars, see record) (Not followed further) (As to subject property and more)
18. Coal Quit Claim Deed to Martha D. Brown, William L. Brown, Robert D. Brown, and Shirley D. Todt dated September 14, 1992 and recorded September 24, 1992 as Document No. 332706 in Book 69 at Page 293 from Mobil Oil Corporation. (For particulars, see record) (Not followed further) (As to subject property and more)
19. Right of Way Grant to Rural Electric Convenience Co-Operative Co. recorded November 9, 2015 as Document No. 201500004516 in Book 1607 at Page 107 from James Brown. (For particulars, see record) (As to subject property and more)
20. NOTE: Buyer should not assume that Buyer's future real estate tax bills on the property will be the same as the Seller's present tax bill. IN ANY EVENT, THE REAL ESTATE AGENT(S) AND THE CLOSING AGENT SHALL NOT BE REPSONSIBLE TO EITHER PARTY FOR COLLECTION OF SUCH DISCREPANCY.
21. Subject to building lines, easements and restrictions of record.

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22. Except coal, gas or other minerals excepted or reserved in prior conveyances. NOTE: mineral title, if any, has not been followed out.
23. Rights of the public, the State of Illinois, Township, County and the Municipality in and to that part of the land shown on Schedule A, taken, used or dedicated for road or highway purposes.
24. Rights of way for drainage ditches, drain tiles, feeders, laterals and underground pipes.
25. If any document referenced herein contains a covenant, condition or restriction which violates 42 USC Section 3601, et seq. such covenant, condition or restriction to the extent of such violation is hereby deleted
26. We should be provided with the amount of insurance for the Loan Policy, and this commitment is subject to further exception upon receipt of same.
27. NOTE FOR INFORMATION: Attention is directed to ordinances and regulations relating to connections, charges and liens for use of any public sewerage, water or other utility system serving the land referred to herein. we call your attention to the fact that all sewer and utility bills should be obtained from the offices supplying the service. We indicate only recorded liens.

Certified Title Company, LLC requires that all unpaid bills associated with this property are submitted to our office no later than one (1) week prior to the scheduled closing date for inclusion of payment by Closing Agent. Changes will not be made at the closing table.

28. NOTE FOR INFORMATION: The recording of any deed hereunder is contingent upon approval by the Department of Mapping and Platting (or relevant office thereto) in the County where the land is located as to compliance with the Plat Act.
29. Rights and interests of the spouse, if any, of the title holder or person(s) taking title named in Schedule "A" NOTE: The present marital status of the Grantors herein named must be disclosed in any subsequent Deed of conveyance and/or Mortgage the Company is asked to insure, and their spouses or partners to a civil union, if any, must join in the execution of said Instruments in order to release any homestead rights.
30. Effective January 1, 2018, the Illinois Department of Revenue (IDOR) began utilizing a central registry for maintaining notices of tax liens filed or released that are enforced by the IDOR. The notices and releases will no longer be filed with the county recorder's offices.

In order to complete the title search for any possible judgments and liens against parties with an interest in the insured land, the Company and Certified Title Company must be furnished with an Illinois State Lien Registry Information form (Advocus Form 4235) for each seller and buyer, and this commitment remains subject to further such exceptions, if any, as may then be deemed necessary.

31. If the closing of the subject property is to be conducted by Certified Title Company, LLC, we require all monies due from the purchase or the loan to be in the form of a wire transfer unless otherwise approved by us in writing prior to closing.
32. We send wire instructions only via fax or encrypted email. If you receive any such instructions in a different manner, you should presume such instructions are not from us and contact our office immediately.
33. All changes to the closing date must be approved and received by us not less than 48 hours prior to the proposed

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change.

34. NOTE: This commitment is not to be relied upon by an engineer or surveyor, and all liability for any reliance is disclaimed by Certified Title Company, LLC and the Company. All parties other than the party to whom this commitment is specifically issued assumed the risk of use hereof.
35. Existing unrecorded leases and tenancies and all rights thereunder of the lessees and tenants and of any person claiming by, through or under the lessees. The following are added to the Conditions and Stipulations of the policy:

Leasehold estate: The right of possession for the term or terms described in Schedule A hereof subject to any provisions contained in the lease which limits such right of possession.

Valuation of Estate or Interest Insured: If, in computing loss or damage incurred by the insured, it becomes necessary to determine the value of the estate or interest insured by this policy, such value shall consist of the then present worth of the excess, if any, of the fair market rental value of such estate or interest, undiminished by any matters for which claim is made, for that part of the term stated in Schedule A herein then remaining plus any renewal or extended term for which a valid option to renew or extend is contained in the lease, over the value of the rent and other consideration required to be paid under the Lease for the same period.

In the event the insured is evicted from possession of all or a part of the land by reason of any matters insured against by this policy, the following, if applicable, shall be included in computing loss or damage incurred by the insured, but not to the extent that the same are included in the valuation of the estate or interest insured by this policy.

- (a) The reasonable cost of removing the personal property of the Insured from the premises, plus the cost of moving the personal property for the initial 25 miles from the insured premises (the cost of repairing any property damaged in the removal or relocation);
- (b) Any rent due to any person with paramount title to the lessor for the period prior to eviction;
- (c) Any rent due the lessor for the period of the lease after eviction;
- (d) The fair market value, at the time of eviction, of the Insured's interest in any sublease of the insured premises;
- (e) Damages due to any sublessee on account of breach of the sublease by reason of the eviction of the Insured.

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**EXHIBIT "A"**

The Land referred to herein below is situated in the County of Montgomery, State of Illinois and is described as follows:

Part of the fractional Southwest Quarter of Section 7, Township 11 North, Range 4 West of the Third Principal Meridian, Montgomery County, Illinois, being more particularly described as follows:

Beginning at the Northwest corner of the Northeast Quarter of said Fractional Southwest Quarter, thence North 89 degrees 01 minutes 25 seconds East along the North line of the Northeast Quarter of said Fractional Southwest Quarter, a distance of 1,333.15 feet to the Northeast corner of said Fractional Southwest Quarter, thence South 01 degree 36 minutes 00 seconds East along the East line of said Fractional Southwest Quarter, a distance of 1,324.96 feet, thence North 9 degrees 49 minutes 07 seconds West, a distance of 332.43 feet, thence South 54 degrees 05 minutes 05 seconds West, a distance of 200.95 feet, thence South 63 degrees 12 minutes 49 seconds West, a distance of 286.69 feet, thence South 73 degrees 18 minutes 49 seconds West, a distance of 88.77 feet, thence South 86 degrees 20 minutes 32 seconds West, a distance of 226.95 feet, thence South 81 degrees 27 minutes 43 seconds West, a distance of 260.95 feet to the West line of the Southeast Quarter of said Fractional Southwest Quarter, thence North 01 degree 44 minutes 06 seconds West along said West line, a distance of 295.17 feet to the Southwest corner of the Northeast Quarter of said Southwest Quarter, thence continuing North 01 degree 44 minutes 06 seconds West along the West line of the Northeast Quarter of said Fractional Southwest Quarter, a distance of 1,332.03 feet to the point of beginning,

Also,

The West 283.25 feet of the Northwest Quarter of the Southeast Quarter of said Section 7, in Township 11 North, Range 4 West of the Third Principal Meridian, Montgomery County, Illinois,

For a combined total of 53.915 acres, more or less.

PIN: 04-07-300-009 Common Address: E 8 & N E 6th Road, Farmersville, IL 62533

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