

ALTA COMMITMENT FOR TITLE INSURANCE
issued by
CHICAGO 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 EXTRACONTRACTUAL 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, Chicago Title Insurance Company, a Florida 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 6 months 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.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



(2024-0076LE.PFD/2024-0076LE/6)

- 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.
 - 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;

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



(2024-0076LE.PFD/2024-0076LE/6)

- 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.
- 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.
- 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.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



(2024-0076LE.PFD/2024-0076LE/6)

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.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



(2024-0076LE.PFD/2024-0076LE/6)

Chicago Title Insurance Company

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

Issuing Agent: Security First Title Co.
Issuing Office: 205 West Stephenson Street, Freeport, IL 61032
Issuing Office's ALTA® Registry ID:
Loan ID No.:
Commitment No.: 2024-0076LE
Issuing Office File No.: 2024-0076LE
Property Address: Easy Road, East Grove Township, IL

SCHEDULE A

1. Commitment Date: January 15, 2024 at 08:00 AM
2. Policy to be issued:
 - a. Owner's Policy
Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner, identified at Item 4, below.
Proposed Amount of Insurance: \$ 50,000.00
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:

Douglas J. Johnson.

5. The Land is described as follows:

TRACT I:

The Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section 32; the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section 32; The West Half (1/2) of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section 32; and the West Half (1/2) of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section 32, all in Township 19 North, Range 9 East of the Fourth Principal Meridian; situated in the Township of East Grove, County of Lee and State of Illinois. Subject to an easement for gas line and well.

EXCEPTING therefrom the following Two Parcels:

Exception Parcel I: A tract of land located in a part of the Northeast Quarter (1/4) of Section 32, Township 19 North, Range 9 East of the Fourth Principal Meridian, Lee County, Illinois, more particularly bounded and described as follows and bearings are for the purpose of description only: Beginning at an iron rod at the Northwest corner of the Northeast Quarter (1/4) of Section 32; thence South 90 degrees 00 minutes 00 seconds East, along the North line of the Northeast Quarter (1/4) of said Section 32, a distance of 633.60 feet; thence South 00 degrees 08 minutes 40 seconds East, 343.75 feet to an iron rod; thence North 90 degrees 00 minutes 00 seconds West, 633.60 feet to an iron rod on the West line of the Northeast Quarter (1/4) of said Section 32;

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



(2024-0076LE.PFD/2024-0076LE/6)

SCHEDULE A
(Continued)

thence North 00 degrees 08 minutes 40 seconds West, along the West line of the Northeast Quarter (1/4) of said Section 32, a distance of 343.75 feet to the Place of Beginning; situated in the Township of East Grove, County of Lee and State of Illinois.

Exception Parcel II:

A tract of land located in a part of the Northeast Quarter (1/4) of Section 32, Township 19 North, Range 9 East of the Fourth Principal Meridian, Lee County, Illinois, more particularly bounded and described as follows and bearings are for the purpose of description only: Commencing at an iron rod at the Northwest corner of the Northeast Quarter (1/4) of said Section 32; thence South 90 degrees 00 minutes 00 seconds East, along the North line of the Northeast Quarter (1/4) of said Section 32, a distance of 633.60 feet; thence South 00 degrees 08 minutes 40 seconds East, 343.75 feet to an iron rod at the Southeast corner of an existing 5 acre tract and the Place of Beginning for the tract to be described; thence continuing South 00 degrees 08 minutes 40 seconds East, 31.00 feet to an iron rod; thence North 87 degrees 11 minutes 57 seconds West, 634.44 feet to an iron rod on the West line of the Northeast Quarter (1/4) of said Section 32; thence South 90 degrees 00 minutes 00 seconds East, along the South line of said 5 acre tract, 633.60 feet to the Place of Beginning; SUBJECT TO to all easements of record; SUBJECT TO to an easement for gas line and well 10 feet in width, the centerline of which is described as follows: Commencing at an iron rod at the southeast corner of the premises described above; thence North 90 degrees 00 minutes 00 seconds West, along the South side of the above described tract, 156.0 feet to the Place of Beginning for the centerline to be described; thence South 05 degrees 10 minutes West, along the centerline of an existing gas line, 537.7 feet to an existing well and the terminus of said easement.

TRACT II:

The Northwest Quarter (1/4) of Section 32, Township 19 North, Range 9 East of the Fourth Principal Meridian; situated in the Township of East Grove, County of Lee and State of Illinois.

EXCEPTING Part of the Northwest Quarter (1/4) of Section 32, Township 19 North, Range 9 East of the Fourth Principal Meridian, described as follows, to wit: Beginning at a point on the North line of the Northwest Quarter (1/4) of said Section 32, said point being 1,236.38 feet East of the Northwest corner thereof; thence Easterly, along said North line, a distance of 575.60 feet to a point; thence Southerly, at an angle of 89 degrees 04 minutes 19 seconds as measured counterclockwise from the last described course, a distance of 265.91 feet to a point; thence Westerly, at an angle of 93 degrees 13 minutes 43 seconds as measured counterclockwise from the last described course, a distance of 576.44 feet to a point; thence Northerly, at an angle of 86 degrees 46 minutes 17 seconds as measured counterclockwise from the last described course, a distance of 289.05 feet to the Point of Beginning; situated in the Township of East Grove, County of Lee and State of Illinois.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



(2024-0076LE.PFD/2024-0076LE/6)

SCHEDULE A
(Continued)

Security First Title Co.

By:


Security First Title Co.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

AMERICAN
LAND TITLE
ASSOCIATION



Chicago Title Insurance Company

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 to the Company.
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. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving land that is associated with these activities.
6. You are advised that the "Good Funds" section of the Title Insurance Act, (215 ILCS 155/26), became effective January 1, 2010. This statute places limitations upon the settlement agent's ability to accept certain types of deposits into escrow. Please contact our office regarding the application of this new law to your transaction.
7. Effective June 1, 2009, pursuant to Public Act 95-988, satisfactory evidence of identification must be presented for the notarization of any and all documents notarized by an Illinois notary public. Satisfactory identification documents are documents that are valid at the time of the notarial act; are issued by a state or federal government agency; bear the photographic image of the individual's face; and bear the individual's signature.
8. The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's Policy should reflect the purchase price or full value of the land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.
9. Payment and Release of Mortgage from Douglas J. Johnson and Susan J. Johnson, husband and wife, to 1st Farm Credit Services, FLCA, dated December 16, 2003, and recorded December 19, 2003 in Book 0312, pages 2633-2637, as Document No. 2003-12882 to secure a principal amount of \$278,000.00. (TRACT II)

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



SCHEDULE B
(Continued)

10. Payment and Release of Real Estate Mortgage (With Future Advance Clause) from Douglas J. Johnson to The First National Bank of Ottawa, dated February 1, 2013 and recorded February 14, 2013 in Book 1302, pages 1197-1205, as Document No. 2013000861 to secure an amount not to exceed \$1,500,000.00. (TRACT I)

Filing of Release of Assignment of Leases and Rents, recorded February 14, 2013 in Book 1302, pages 1206-1213, as Document No. 2013000862.

The Mortgage set forth above appears to secure a revolving line of credit. If the mortgage is to be paid off through the Company or other Settlement/Escrow Agent it is a requirement that current final pay-off figures closing the account must be obtained together with the necessary consents and/or directions from the borrower to the lender directing that said loan not be re-advanced, that the account be closed, and the mortgage be released of record.

11. Payment and Release of Mortgage from Douglas J. Johnson, a Married Person to Ottawa Savings Bank dated February 18, 2021 and recorded March 4, 2021 as Document No. 2021001086 the total principal amount secured by this security instrument at any one time shall not exceed \$1,020,000.00. (TRACT I & II)

The Mortgage set forth above appears to secure a revolving line of credit. If the mortgage is to be paid off through the Company or other Settlement/Escrow Agent it is a requirement that current final pay-off figures closing the account must be obtained together with the necessary consents and/or directions from the borrower to the lender directing that said loan not be re-advanced, that the account be closed, and the mortgage be released of record.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



SCHEDULE B
(Continued)

12. Payment and Release of Mortgage from Douglas Johnson, a Married Person to Ottawa Savings Bank dated December 29, 2017 and recorded January 17, 2018 in Book 1801 on Page 972 as Document No. 2018000193 the total principal amount secured by this security instrument at any one time shall not exceed \$3,900,000.00. (TRACT I & II)
- Modification of Mortgage recorded January 30, 2020 as Document No. 2020000438.
- Modification of Mortgage recorded January 14, 2021 as Document No. 2021000253.
- Modification of Mortgage recorded March 4, 2021 as Document No. 2021001087.
- Subordinated by Subordination of Mortgage recorded March 4, 2021 as Document No. 2021001090.
- Modification of Mortgage recorded January 13, 2023 as Document No. 2023000174.
- Modification of Mortgage recorded February 27, 2023 as Document No. 2023000565.
- SUBORDINATION OF MORTGAGE recorded March 4, 2021, as Document No. 2021001090.
- The Mortgage set forth above appears to secure a revolving line of credit. If the mortgage is to be paid off through the Company or other Settlement/Escrow Agent it is a requirement that current final pay-off figures closing the account must be obtained together with the necessary consents and/or directions from the borrower to the lender directing that said loan not be re-advanced, that the account be closed, and the mortgage be released of record.
13. The Company should be provided a statement from the borrower(s) relative to any mortgage shown above, disclosing whether the borrower(s) have entered into any forbearance or loan modification agreement with the lender relative to delayed or post postponed payments or other restructuring of the debt secured by the mortgage.
14. Payment and Release of Memorandum of Judgment in favor of City of Amboy, a municipal corporation, Petitioner, against RVFM 11 Series, LLC recorded December 19, 2016, in Book 1612, page 1590, as Document No. 2016005620, in the amount of \$20,411.17, plus costs, if any.
15. Properly executed and recordable Warranty Deed, accompanied by affidavits and declarations, if appropriate, from Douglas J. Johnson and spouse, if any, conveying fee simple title to a Purchaser with contractual rights under a purchase agreement with the vested owner, identified on Schedule A at Item 4.
16. For each policy to be issued as identified in Schedule A, item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



(2024-0076LE.PFD/2024-0076LE/6)

SCHEDULE B
(Continued)**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 encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
3. Easements or claims of easements not recorded in the public records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Taxes or special assessments which are not shown as existing liens by the public records.
6. We should be furnished a properly executed ALTA statement and, unless the land insured is a condominium unit, a survey if available. Matters disclosed by the above documentation will be shown specifically.
7. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
8. Taxes for the year 2023 and subsequent years. None yet due or payable.

TAX CODE: 08-20-32-100-004

TAX AMOUNT: \$7,112.76

9. Title to that part of the insured premises lying within the bounds of any public or private road or highway.
10. Rights of way for drainage ditches, drain tiles, feeders, laterals and underground pipes, if any.
11. Ordinance No. 88-2-15, recorded April 8, 1988, as Document No. 484365.
12. Terms and Conditions of an Easement for gas line and well 10 feet in width, contained in Trustee's Deed recorded December 28, 2004, as Document No. 2004-09950. (TRACT I)
13. Undivided 1/2 interest of all oil and gas reserved in Special Warranty Deed recorded June 9, 1943 in Book 158 of deeds, page 433, as Document No. 231559 and in Mineral Deed reserving an undivided one-half interest of all oil and gas in, upon and under the property, recorded December 30, 1943, in Book 160, page 457-458. (TRACT II)

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



(2024-0076LE.PFD/2024-0076LE/6)

SCHEDULE B
(Continued)

14. Subject to all rules and regulations of the Lee County Soil Conservation District, as contained in Instrument recorded December 27, 1948 in Volume 28, page 472; and Application for Certificate of inclusion of additional territory recorded December 27, 1948 in Book 82, pages 433-437.
15. Special Assessments, if any.
16. Existing unrecorded leases and all rights thereunder of the lessees and of any person claiming by, through and under the lessees.
17. Financing Statements, if any.
18. The acreage stated in the legal description on Schedule A is for descriptive purposes only. Nothing in this commitment or Policy, when issued, should be construed as insuring against loss or damage due to the inaccuracy of the acreage or any discrepancy in the quantity of land so described.
19. In the event of a partial loss, the Insured shall be a co-insurer, and only such proportion of any partial loss established, including the cost of defense, shall be borne by this Company, as the amount of this policy bears to the actual value of the subject property at the effective date of this policy. Nothing contained herein shall be construed as impairing or modifying the co-insurance and apportionment provision of the conditions and stipulations of this policy.
20. "The policy to be issued contains an arbitration clause. Any matter in dispute between you and the Company may be subject to arbitration as an alternative to court action. Upon request, the company will provide a copy of this clause and the accompanying arbitration rules prior to the closing of the transaction. Any decision reached by arbitration shall be binding upon both you and the Company. The arbitration award may include attorney's fees, if allowed by state law, and may be entered as a judgment in any court of proper jurisdiction."
21. NOTE: cc:

Tax Lien Properties, LLC

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

AMERICAN
LAND TITLE
ASSOCIATION



(2024-0076LE.PFD/2024-0076LE/6)

Chicago Title Insurance Company

Commitment No.: 2024-0076LE

EXHIBIT A

TRACT I:

The Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section 32; the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section 32; The West Half (1/2) of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section 32; and the West Half (1/2) of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section 32, all in Township 19 North, Range 9 East of the Fourth Principal Meridian; situated in the Township of East Grove, County of Lee and State of Illinois. Subject to an easement for gas line and well.

EXCEPTING therefrom the following Two Parcels:

Exception Parcel I: A tract of land located in a part of the Northeast Quarter (1/4) of Section 32, Township 19 North, Range 9 East of the Fourth Principal Meridian, Lee County, Illinois, more particularly bounded and described as follows and bearings are for the purpose of description only: Beginning at an iron rod at the Northwest corner of the Northeast Quarter (1/4) of Section 32; thence South 90 degrees 00 minutes 00 seconds East, along the North line of the Northeast Quarter (1/4) of said Section 32, a distance of 633.60 feet; thence South 00 degrees 08 minutes 40 seconds East, 343.75 feet to an iron rod; thence North 90 degrees 00 minutes 00 seconds West, 633.60 feet to an iron rod on the West line of the Northeast Quarter (1/4) of said Section 32; thence North 00 degrees 08 minutes 40 seconds West, along the West line of the Northeast Quarter (1/4) of said Section 32, a distance of 343.75 feet to the Place of Beginning; situated in the Township of East Grove, County of Lee and State of Illinois.

Exception Parcel II:

A tract of land located in a part of the Northeast Quarter (1/4) of Section 32, Township 19 North, Range 9 East of the Fourth Principal Meridian, Lee County, Illinois, more particularly bounded and described as follows and bearings are for the purpose of description only: Commencing at an iron rod at the Northwest corner of the Northeast Quarter (1/4) of said Section 32; thence South 90 degrees 00 minutes 00 seconds East, along the North line of the Northeast Quarter (1/4) of said Section 32, a distance of 633.60 feet; thence South 00 degrees 08 minutes 40 seconds East, 343.75 feet to an iron rod at the Southeast corner of an existing 5 acre tract and the Place of Beginning for the tract to be described; thence continuing South 00 degrees 08 minutes 40 seconds East, 31.00 feet to an iron rod; thence North 87 degrees 11 minutes 57 seconds West, 634.44 feet to an iron rod on the West line of the Northeast Quarter (1/4) of said Section 32; thence South 90 degrees 00 minutes 00 seconds East, along the South line of said 5 acre tract, 633.60 feet to the Place of Beginning; SUBJECT TO to all easements of record; SUBJECT TO to an easement for gas line and well 10 feet in width, the centerline of which is described as follows: Commencing at an iron rod at the southeast corner of the premises described above; thence North 90 degrees 00 minutes 00 seconds West, along the South side of the above described tract, 156.0 feet to the Place of Beginning for the centerline to be described; thence South 05 degrees 10 minutes West, along the centerline of an existing gas line, 537.7 feet to an existing well and the terminus of said easement.

TRACT II:

The Northwest Quarter (1/4) of Section 32, Township 19 North, Range 9 East of the Fourth Principal Meridian; situated in the Township of East Grove, County of Lee and State of Illinois.

EXCEPTING Part of the Northwest Quarter (1/4) of Section 32, Township 19 North, Range 9 East of the Fourth Principal Meridian, described as follows, to wit: Beginning at a point on the North line of the Northwest Quarter (1/4) of said Section 32, said point being 1,236.38 feet East of the Northwest corner thereof; thence Easterly, along said North line, a distance of 575.60 feet to a point; thence Southerly, at an angle of 89 degrees 04 minutes 19 seconds as measured counterclockwise from the last described course, a distance of 265.91 feet to a point; thence Westerly, at an angle of 93 degrees 13 minutes 43 seconds as measured counterclockwise from the last described course, a distance of 576.44 feet to a point; thence Northerly, at an angle of 86 degrees 46 minutes 17 seconds as measured counterclockwise from the last described course, a distance of 289.05 feet to the Point of Beginning; situated in the Township of East Grove, County of Lee and State of Illinois.

SECURITY FIRST TITLE CO.

205 West Stephenson Street - Freeport, IL 61032 - (815)235-2900 - FAX (815)235-9955

For informational purposes only.

The assessment for the 2023 payable 2024 tax bill is as follows:

Parcel Identification Number08-20-32-100-004 **Township:**EAST GROVE

Assessed Value for 2023 payable 2024 is: \$85,195.00

Owner Occupied Exemption: \$

Homestead Exemption / Senior Citizen: \$

Senior Freeze: \$

Home Improvement: \$

Lot Size:

Parcel Identification Number: **Township:**

Assessed Value for 2023 payable 2024 is: \$

Owner Occupied Exemption: \$

Homestead Exemption / Senior Citizen: \$

Senior Freeze: \$

Home Improvement: \$

Lot Size: