

COMMITMENT FOR TITLE INSURANCE

ISSUED BY

First American Title Insurance Company

SCHEDULE A

1. Commitment Effective Date: **12/07/2023**

Commitment No. **1731244 (Revised)**

2. Policy or Policies to be issued

	Amount
ALTA Owner's Policy (2006 Form)	\$50,000.00

Proposed Insured: **A natural person or legal entity to be determined**

ALTA Loan Policy (2006 Form)	\$None
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Proposed Insured: **None**

3. The estate or interest in the land described or referred to in this Commitment, and covered herein, is fee simple and title to the estate or interest in said land is at the effective date hereof vested in:

Heirs at Law and Devisees of Marian Wiegand, deceased, as to an undivided 1/2 interest, and the Estate of Marian R. Wiegand, as to an undivided 1/2 interest

4. The land referred to in this Commitment is situated in the County of **McLean**, State of Illinois, and is described as follows:

The South Half of the North Half of the Northeast Quarter of Section 36, Township 25 North, Range 1 West of the Third Principal Meridian, EXCEPTING THEREFROM the following described tract: Commencing at an iron rod at the Northeast corner of the Northeast Quarter of said Section 36, thence South 00 degrees 20' 00" West, 919.41 feet on and along the East line of the Northeast Quarter of said Section 36 to an iron rod at the point of beginning; thence continuing South 00 degrees 20' 00" West, 214.62 feet on said East line of the Northeast Quarter of said Section 36 to an iron rod; thence North 86 degrees 25' 37" West, 265.90 feet to an iron rod; thence North 01 degrees 44' 19" West, 215.20 feet to an iron rod; thence South 86 degrees 25' 37" East, 273.70 feet to the point of beginning, containing 1.33 acres, more or less, as shown by The Wiegand Survey dated September 10, 1980, and recorded as Document No. 80-9481, situated in MCLEAN COUNTY, ILLINOIS.

Note: For informational purposes only, the land is described as:

N 600 East Rd., Carlock, IL 61725

This commitment is valid only if Schedule B is attached.



Woodford County Title Company
126 North Main Street
Eureka, IL 61530
(309) 467-2711

First American Title Insurance Company

Commitment No. 1731244

SCHEDULE B (EXCEPTIONS)

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records attaching subsequent to the effective 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.

STANDARD EXCEPTIONS:

Informational Note: The final policy to be issued contains an arbitration provision. When the Amount of Insurance is \$2,000,000 or less, all arbitral matters in dispute shall be arbitrated at the option of either the Company or the Insured and will be the exclusive remedy available to the Parties. You may review a copy of the arbitration rules at <http://www.alta.org>.

1. Right or claims of parties in possession not shown by the public records.
2. Easements or claims of easements, not shown by the public records.
3. Any encroachments, encumbrance, violation, variation or adverse circumstance affecting title that would be disclosed by an accurate and complete survey of the land pursuant to the "Minimum Standards of Practice," 68 Ill. Admin. Code, Sec. 1270.56(b)(6)(P) for residential property or the ALTA/ACSM land title survey standards for commercial/industrial property.
4. Any lien or right to 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, if any, not shown as existing liens by the public records.
6. Loss or damage by reason of there being recorded in the public records, any deeds, mortgages, lis pendens, liens or other title encumbrances subsequent to the Commitment date and prior to the effective date of the Final Policy.

EXCEPTIONS:

1. General taxes for the year 2023 and subsequent years which are not yet due and payable.
Tax Identification No.: **05-36-200-005**
General taxes for the year 2022 in the amount of \$132.38 are paid.
2. General taxes for the year 2023 and subsequent years which are not yet due and payable.
Tax Identification No.: **05-36-200-008**
General taxes for the year 2022 in the amount of \$1,524.10 are paid.
3. Financing statements, if any.
4. Rights of the Public, the State of Illinois and the Municipality in and to that part of the land, if any, taken or used for road purposes.

5. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
6. Unrecorded leases, if any.
7. Marian Wiegand, owning the land, died testate on July 28, 2022, leaving a will dated March 21, 2006, and admitted to probate on September 26, 2022, in Case No. 2022PR81, Circuit Court, Probate Division, Woodford County, Illinois. Said will directs that the real estate be liquidated and further directs how the proceeds are to be distributed.

Letters testamentary issued to Eldora K. Olson, Independent Executor, on September 26, 2022.

We have examined the estate of the decedent and note the following with respect thereto:

- (a) Statutory rights and powers of the independent executor.
 - (b) Claims allowed or which may be allowed against the estate of the decedent; also expenses of administration.
 - (c) **Illinois** Estate Tax which may be charged against the estate of the decedent.
 - (d) Federal Estate Tax which may be charged against the estate of the decedent.
 - (e) Right of any party interested by appeal to have the order, if any, admitting the will to probate pursuant to 755 ILCS 5/6-21 set aside or reversed within the time allowed by law. Right of any person interested to contest the will within the time allowed by law.
 - (f) Right of any person interested to demand formal proof of will within the time provided in 755 ILCS 5/6-21 of the probate act.
 - (g)) Power of sale conferred on the independent executor by the terms of the will, if any.
 - (h) Pursuant to 755 ILCS 5/28-6(A) an inventory properly describing the land must be mailed and delivered to each interested person not less than 30 days prior to the filing of the verified report required by 755 ILCS 5/28-11.
 - (i) The independent executor must provide to the surety on the bond, by certified mail, a copy of the inventory of the estate within 90 days of the issuance of letters as required by 755 ILCS 5/28-6(A).
 - (j) Possible failure of the independent executor to comply with distribution of the estate under 755 ILCS 5/28-10 and closing the estate pursuant to 755 ILCS 5/28-11.
 - (k)) Right of any interested person to terminate independent administration as set forth in 755 ILCS 5/28-4(A).
 - (l) Legacies created by the will.
 - (m)) Rights of devisees and legatees to contribution.
 - (n) Note: If the conveyance is pursuant to 755 ILCS 5/28-8 of the probate act, the conveyance should so recite and the full consideration for the same should be stated. If the conveyance by the independent executor is pursuant to a power of sale in the will the conveyance should recite that the same is executed in pursuance of the power and authority vested in said party by the last will and testament of Marian Wiegand, deceased, and state therein the full consideration for which it is given.
 - (o) If title is to be derived through a deed by one other than the independent executor an instrument of distribution and release should be recorded pursuant to 755 ILCS 5/28-10 of the probate act.
8. Right of first refusal of the farm tenants to purchase the real estate as set forth in the Last Will and Testament of Marian Wiegand.
 9. Any reference to acreage in the legal description is for descriptive purposes only and is not an assurance of the quantity of land.
 10. Municipal and County ordinances and all matters contained in such ordinances are excluded from the coverage of the policy.
 11. Note: Please be advised that any provision contained in any document referenced herein that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

Note: We have made the usual search against Marian Wiegand and find no judgments of record, other than any noted herein, in McLean County, Illinois.

End of Schedule B

By: Teresa K. Meginnes
Authorized Signatory



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